

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATION**

CC: 24R
Amend No. _____

Date Prepared: January 23, 2008

Meeting Date: February 5, 2008

TO: Mayor and City Council
FROM: J.P. de la Montaigne, Community Services Director J.P.
SUBJECT: Authorize Sunrise Mountain Branch Library Construction Contract Amendment #2

RECOMMENDATION:

That the Mayor and City Council authorize contract amendment #2 to Haydon Building Corporation for the construction of a new Branch Library at a Guaranteed Maximum Price (GMP) of \$7,713,520 plus authority of \$139,444 for construction administration, \$921,129 for permits, charges, etc. and \$700,000 for books, supplies and materials allowance.

Additionally request a budget transfer in the amount of \$692,000 from the Library Parking and Access Modifications project General Obligation Bonds Building account 4210-4210-5405000-CIPOF-PW00375 to the Branch Library project General Obligation Bonds Building Account 4210-4210-540500-CIPLB-CS00051.

SUMMARY:

At the February 20, 2007 City Council Study Session, staff presented an overview of the future Branch Library planned at Lake Pleasant Parkway and 98th Avenue.

During the course of the last eleven months, plans and specifications of the library design have been completed. City Council members' directives like adding space for more books, more program space for library use and citizen use, upgraded technology and enhanced schedule have been included.

The original plan called for 120,000 volumes. Staff worked with architects to come up with future options to allow the collection to increase. Additions include 10,080 in adult non-fiction, 3,254 in juvenile non-fiction, 3,840 in media items and 2,856 more in easy readers.

The proposed building will be 22,000 square feet with 123 parking spaces including

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business

ORD. # _____ RES. # _____
LCON# 06 Feb 08 LIC. # _____
Action Date: _____

accessible parking. The building will be able to accommodate 148,000 books and 64 computers.

The building's GMP (Guaranteed Maximum Price) with the contractor will be \$7,713,520 roughly \$500,000 less than anticipated when last discussed with Council, and incorporates approximately \$120,000 in additional value engineering.

Expenditure authority is being requested in the amount of \$921,129 for City paid project expenses and contingency incurred as per the following breakdown:

\$250,868	Permit, utility fees, impact fees, Cox/Qwest & APS capital charges, and soft costs / professional services contingency
\$302,000	IT cabling and equipment expenditures utilizing State of Arizona contracts and small dollar direct purchases
\$368,261	Project sign, library equipment purchases, audio visual equipment, building start-up expenses, defibrillator, and owner's construction phase contingency all held outside the GMP.
<u>\$921,129</u>	Grand total of above expenses
\$700,000	Books and Materials

The Northern Branch Library project will be funded from:

CIP Project # CS00051 (Northern Branch Library)

General Obligation Bonds	(4210-4210-525515)	\$14,500
Library Dev Impact Fees	(7925-7925-525515)	\$53,500
General Obligation Bonds	(4210-4210-540500)	\$1,309,910
Library Dev Impact Fees	(7925-7925-540500)	\$7,044,386
Trails Dev Impact Fees	(7920-7920-540500)	\$200,000
General Obligation Bonds	(4210-4210-540500)	\$692,000

CIP Project # CS00054 (Camino a Lago Park #1)

Parks Dev Impact Fees	(7901-7901-543005)	\$606,000
		<u>\$9,920,296</u>

Trails impact fees will be used for pedestrian crossing. Park impact fees will be applied toward those costs directly associated with Camino a Lago Park improvements.

Staff is requesting a budget transfer in the amount of \$692,000 from the Library Parking and Access Modifications project General Obligation Bonds Building account 4210-4210-5405000-CIPOF-PW00375 to the Branch Library project General Obligation

Bonds Building Account 4210-4210-540500-CIPLB-CS00051.

The current construction schedule contemplates a mid February start date with construction completion around the end of year holidays with a move-in projection and open to the public approximately one year from tonight.

Staff believes this is going to be an excellent public amenity. Over the course of the year, staff will be acquiring resources to move into the facility, coordinating the move from the Sunrise Mountain High School location, hiring and training of staff and, of course, getting the building and appropriate off-site infrastructure elements constructed.

Staff will present a brief PowerPoint presentation reviewing these items with Council and the public.

ATTACHMENT:



CONTRACT AMENDMENT Change Order

Materials Management
Procurement
8314 W. Cinnabar Ave.
Peoria, AZ 85345
Telephone: (623) 773-7115
Fax: (623) 773-7113
Buyer: Jennifer Miller

Solicitation No.: P06-0035 Page 1 of 16
Amendment No.: Two (2) Date: January 24, 2008

Project No.: Agreement Date:
Project Description: Peoria Public Library Northern Branch Completion Date: 2/17/09
Change Order Type: Owner Initiated Errors & Omissions Unknown Conditions Phased Award

The changes as shown on the attached sheet are hereby made to the contract.

Contract Price Change:

Original Contract Price:	\$835,474
Total of previous change orders:	0
Original contract price plus previous change order(s):	835,474
The contract price due to this change order will be increased by:	7,713,520
The new contract price including this change order will be:	\$8,548,994

Contract Time Change:

The contract time will be per the attached schedule
The date for completion of all work will be 2/17/09

Contractor hereby acknowledges receipt and agreement. A signed copy shall be filed with the City of Peoria, Materials Management Division



1-25-08
Date

Fred Berthelst VP
Typed Name and Title

Haydon Bldg. Corp
Company Name

4640 E. McDowell Rd.

Phoenix

AZ

85008

Address

City

State

Zip Code

Attested By:

Mary Jo Kief, City Clerk

9C 020508
CC Number

LCON 06806B
Contract Number

City Seal

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Official File

[Signature]

Ed Striffler, Design & Construction Manager

Jennifer Miller
Jennifer Miller, Contract Officer

[Signature]
Approved By: Herman F. Koebergen, Materials Manager

Approved as to Form: Stephen M. Kemp, City Attorney

The above referenced Contract Amendment is hereby Executed
_____, _____, at Peoria, Arizona

Terrence L. Ellis, City Manager

ORIGINAL