

CITY OF PEORIA, ARIZONA  
COUNCIL COMMUNICATION

CC: 19R  
Amend No. \_\_\_\_\_

Date Prepared: February 6, 2007

Council Meeting Date: February 19, 2008

TO: Terrence L. Ellis, City Manager

FROM: William Mattingly, Public Works Director *WJM*

PREPARED BY: Edward Striffler, Design & Construction Manager

**SUBJECT:** Approve a lump sum contract award of \$556,851 to Shannon Construction LLC for relocation and renovation of the Peoria Women's Club building and authorize City expenditure up to \$50,000 for construction contingency.

**RECOMMENDATION:** That the City Council approve a lump sum contract award of \$556,851 to Shannon Construction LLC (P08-0066) for relocation and renovation of the Peoria Women's Club building (CS00094) and authorize City expenditure up to \$50,000 for construction contingency. Funding is available in the current Capital Improvement Plan in account 1000-0310-CIPOF-540500-CS00094.

**SUMMARY:**

The City of Peoria Women's Club building was constructed in 1919 and has served the City well as a gathering place for Peoria citizens and service groups and serves as a representation of the spirit of volunteerism in the women of Peoria. Consistent with the Historic Square Master Plan prepared in 2006 and redevelopment plans for the Osuna Park area, the Women's Club building will be relocated to the southeast corner of Jefferson St. and 84<sup>th</sup> Avenue where it will complement the City's historic school buildings and form the historic square.

As part of the relocation and renovation effort, structural, mechanical, electrical, life safety, and Americans with Disabilities Act (ADA) enhancements will be made, allowing the facility to safely serve future generations. All enhancements are planned in a manner that allows the historic character of the building to be preserved.

The traditional Design/Bid/Build delivery method was determined by staff to be the most appropriate delivery method for this project. Following the completion of the design documents, the City issued an invitation to bid. The invitation was advertised in the Peoria Times as well as at McGraw-Hill Dodge, Bid Net, Bid Source, IMS, Reed Construction Data, Shirley's Plan Service, Contractor's Plan Room, and posted on the

**CITY CLERK USE ONLY:**

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

ORD. # \_\_\_\_\_ RES. # \_\_\_\_\_  
LCON# 01509 LIC. # \_\_\_\_\_  
Action Date: \_\_\_\_\_

City of Peoria Materials Management web site. Six construction companies submitted bids in response to the advertised request. Base bids ranged from \$556,851 to \$739,648 with Shannon Construction LLC as the low bidder. Bidders submitted bids for two requested alternates which the City will elect not to pursue at this time.

The Women's Club building relocation and renovation is budgeted in the current capital improvement program. The award amount is within the amount budgeted by the City and no supplemental funding will be required. This award and expenditure authority will be funded from the Building & Improvement account in:

**CIP Project # CS00094 (Building Relocation for Historic Square)**

General Fund (1000-0310-540500-CS00094)\$ 606,851

Staff recommends approval of these items:

Approve a lump sum contract award of \$556,851 to Shannon Construction LLC (P08-0066) for relocation and renovation of the Peoria Women's Club building (CS00094);  
Authorize City expenditure up to \$50,000 for construction contingency.

ATTACHMENTS: Letters of support

October 9, 2007

Honorable Mayor, Council Members and Terry Ellis:

I am writing this letter in support of the relocation of the G.F.W.C. Peoria Womens Club House. I have been a member since 1942 and knew many of the women who founded the club. The members built the Club House with the help of their husbands for the cost of \$2,000+.

The Club House was built on the land given to them from Delores Brown, with the stipulation no other building could be on the property. The club members maintained the building and the grounds until 1984. We then felt it was no longer feasible for the club to keep it so it was agreed upon to give the building to the City of Peoria.

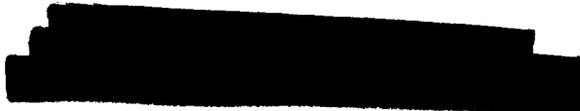
Many historical buildings are moved to help or provide change to the area they once occupied. It does not take away the history or the importance of the building. I feel the new location will help in the effort to revitalize "Old Town Peoria". The City will bring the building up to code and there will be more available parking.

There are two requests G.F.W.C. of Peoria would like to ask to have done. #1 Move the original corner stone and #2 repaint the building to the original red wood color.

I would be glad to speak on this relocation issue if necessary. I will be out of town Oct. 16th, returning on the 17th.

Yes, the cost is great but the Club House is an integral part of "Old Town Peoria" history and should be preserved.

Sincerely,

A large black rectangular redaction box covers the signature of Priscilla Cook.

Priscilla Cook

RECEIVED  
2007 OCT 18 PM 3 05  
CITY CLERK

RECEIVED OCT 11 2007

ORIGINAL



# City of Peoria, Arizona Notice of Invitation for Bid



Invitation for Bid No: **P08-0066** Bid Due Date: **February 5, 2008**

Materials and/or Services: **Women's Club Building Relocation & Renovation** Time: **2:00 P.M. Arizona time**

Project No: Location: **City of Peoria, Materials Management** Contact: **Christine Finney**

Phone: **(623) 773-7115**

Mailing Address: **8314 W. Cinnabar St., Peoria, AZ 85345**

In accordance with City of Peoria Procurement Code competitive sealed bids for the material or services specified will be received by the City of Peoria Materials Management at the specified location until the date and time cited above. Bids received by the correct date and time shall be publicly opened and the bid price read. Bids shall be in the actual possession of the City of Peoria Materials Management on or prior to the exact date and time indicated above. Late bids will not be considered, except as provided in the City of Peoria Procurement Code. *Bids shall be submitted in a sealed envelope with the Invitation for Bid number and the bidder's name and address clearly indicated on the front of the envelope.* All bids shall be completed in ink or typewritten. Bidders are strongly encouraged to carefully read the *entire* Invitation for Bid Package.

### To the City of Peoria:

The undersigned hereby offers and agrees to furnish materials and/or services in compliance with all terms, conditions, specifications and amendments in the Notice of Invitation for Bid except for any written exceptions in the offer. The signature below also certifies his or her understanding and compliance with paragraph one of The City of Peoria Standard Terms and Conditions (COP Form 202).

For clarification of this offer contact:

Name: Larry B. Stuart

Telephone: [Redacted] 602-438-8183

Shannon Construction, LLC

Company Name

[Redacted Signature]  
Signature for Offer

20819 N. 25th Place, Ste. B-103

Address

Larry B. Stuart

Printed Name

Phoenix, AZ 85050

City State Zip Code

Project Manager

Title

### ACCEPTANCE OF OFFER AND CONTRACT AWARD (For City of Peoria Use Only)

Your offer is hereby accepted. The Contractor is now bound to sell the materials and/or services listed by the attached award notice based upon the solicitation, including all terms conditions, specifications, amendments, etc., and the Contractor's offer as accepted by the City. The Contractor is hereby cautioned not to commence any billable work or provide any material, service or construction under this contract until Contractor receives an executed *Purchase Order*.

Attested by:

Mary Jo Kief, City Clerk

19R 02/19/08  
CC

**L** **01508**

Contract Number

City Seal

Official File

City of Peoria, Arizona. Eff. Date: \_\_\_\_\_

Approved as to form:

Stephen M. Kemp, City Attorney

Awarded on \_\_\_\_\_

Terrence L. Ellis, City Manager