

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATIONS**

cc: 16R
Amend No. _____

Date prepared: January 13, 2010

Council Meeting Date: February 16, 2010

TO: Carl Swenson, City Manager

THROUGH: Susan J. Daluddung, Deputy City Manager

FROM: Andrew Granger, P. E., Engineering Director

PREPARED BY: Ed Striffler, Design & Construction Manager

SUBJECT: Contract, Brignall Construction, Community Center Building Addition (Project No. CS00070, Solicitation No. P10-0011).



RECOMMENDATION:

Discussion and possible action to (a) award a Preconstruction Services Contract to Brignall Construction, in the amount of \$204,769 for the Community Center Building Addition, located at 84th Avenue and Jefferson Street and (b) authorize an expenditure in the amount of \$88,980 for other project related expenses.

SUMMARY:

In 2008, the City of Peoria engaged a consulting team to evaluate opportunities to expand the City's Community Center located in Old Town Peoria. The study evaluated the construction of a new center versus the expansion of the existing building. The study recommended the expansion of the existing building with a 10,000 square-foot addition and cosmetic enhancements to the existing twenty-five year old structure, primarily due to fiscal restraints. The total square footage of the new building would be 24,000 square-feet.

Staff also developed a project scope to permit a holistic sustainability driven approach to the building addition. The new approach will result in a facility that seeks Leadership in Energy and Environmental Design (LEED) Silver Certification from the US Green Building Council. Opportunities will be sought to re-use portions of the existing center while modernizing the building envelope, mechanical, electrical, and lighting systems.

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business
- Public Hearing: No Action Taken

ORD. # _____ RES. # _____
LCON# 02310 LIC. # _____
Action Date: _____

The design will include phased construction to allow the facility to be continuously occupied. Selection and engagement of a Construction Manager at Risk to work closely with the Architect during the design phase is essential to the success of this project.

The Construction Manager at Risk delivery method was determined by staff to be the most appropriate delivery method for this project. This method involves two phases that include program validation, design, and preconstruction as the first phase and the actual construction and construction administration of the project as the second phase. Phase one will result in a Guaranteed Maximum Price (GMP) for construction and fixed construction schedule.

The City issued concurrent statements of interest and qualifications for Architects and Construction Managers at Risk. The solicitations were 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 of Peoria Materials Management web site. Twenty-three design and seventeen construction teams responded to the advertised requests. Five design and construction teams were selected for interviews. Gabor Lorant Architects and Brignall Construction were ultimately selected by the selection committee as the most advantageous and qualified firms for this project. The selected firms have worked together successfully on past projects.

Expenditure authority is also being requested in an amount up to \$88,980 for estimated City paid project expenses as follows:

\$ 10,000	Environmental assessments
\$ 52,305	City paid plan review, permit, and development impact fees
\$ 5,000	US Green Building Council fees
\$ 10,000	Arizona Public Service capital charges
\$ 11,675	Owner's contingency
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\$ 88,980	Total expenditure authority for City paid project expenses
<u>\$204,769</u>	Preconstruction services contract to Brignall Construction
\$ 293,749	Total award

The proposed project schedule is as follows:

Feb 2010	Architect and CM@Risk contract approvals
Spring 2011	Council approval of construction contract
Summer 2012	Construction completion (all phases)
Fall 2012	LEED Certification achieved

FISCAL NOTE:

Payment in the amount of \$293,749 will be made from the Proposed General Obligation Bond Fund, Buildings & Improvements Account 4240-4240-540500-CIPOF-CS00070.

ATTACHMENT:

1. Contract