



# City Council Report

**Date:** September 10, 2018  
**To:** City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** Beth Huning, City Engineer  
Rob Kidder, Assistant City Engineer  
**Subject:** Downtown Façade Improvements Project  
City Project No. CP0781  
Council District 4

## Purpose and Recommendation

The purpose of this report is to provide information to the Council concerning the results of the bids received for the Downtown Façade Improvements Project (See Exhibit “A” for the project location).

Staff recommends that Council award a contract for this project to the lowest responsible bidder, Rytan, LLC, in the amount of \$774,763.00, and authorize a change order allowance in the amount of \$77,476.30 (10%).

## Background

In the mid 1980’s, the City of Mesa constructed colonnades fronting many downtown businesses between Center Street and Robson, and 1<sup>st</sup> Street and 1<sup>st</sup> Avenue. The intent of the colonnades was to shade the pedestrian space. The original colonnade project addressed the need for shade downtown, but it created several unintended consequences that may have deterred growth and investment.

The colonnade creates a potential barrier that may be impeding investment. Property owners, tenants and investors could be disincentivized from investing in downtown building façades because the colonnade severely constrains what improvements are possible as any improvements made would be visually dominated by the heavy architecture of the colonnade. The City cannot remove the colonnade until the property owner has a plan and funding to improve the building facade hidden behind the colonnade. The resulting lack of investment in facades may have contributed to low optimization of commercial space and negligible job creation in downtown.

The Façade Improvement Program strives to help resolve this investment stalemate by coordinating the removal of the colonnade, design of the improvements, and

construction of the improvements. The ultimate objectives of the program are to stimulate an environment where active businesses want to relocate and hire employees and to enhance an engaging, safe public space for Mesa residents and visitors.

### **Discussion**

This project will remove the City-owned colonnade, make improvements in the City right-of-way, and repair/remodel the façades of ten separate addresses in Downtown Mesa: 41, 45, 47, 105, 125, 127, 129, 210, 212, and 214 West Main Street. These buildings are located on Main Street between Center Street and Country Club Drive. The project scope includes demolition and removal of the existing colonnade, asbestos abatement where necessary, and improvements to the existing building facades.

Once underway, construction of this project is anticipated to last no more than 4 months.

### **Alternatives**

An alternative to this project would be to not construct these improvements. This is not recommended because it would result in grant funding approved for this project not being utilized to enhance the facades of downtown businesses.

### **Fiscal Impact**

The total authorized amount recommended for this project is \$852,239.30, based upon the lowest responsible bid \$774,763.00, plus an additional \$77,476.30 (10%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by Community Development Block Grants (CDBG) of \$721,243.30 and a Salt River Pima-Maricopa Indian Community (SRPMIC) grant of \$130,996.

### **Coordinated With**

The Housing, Community Development, and Human Services Department and City Manager's Office concur with this recommendation.

CITY OF MESA  
MESA, ARIZONA

**DOWNTOWN FAÇADE IMPROVEMENTS**

**PROJECT NO. CP0781**

Tabulation of Bids Received, Thursday July 12, 2018, at 1:00 PM.

<b>ENGINEER'S ESTIMATE</b>	<b>\$543,821.17</b>
1. Rytan, LLC	\$774,763.00
2. AW Contracting Corp.	\$812,070.00
3. G&G Specialty Contractors	\$1,134,014.00