



# City Council Report

**Date:** July 3, 2017  
**To:** City Council  
**Through:** Kari Kent, Assistant City Manager  
**From:** Beth Huning, City Engineer  
Rob Kidder, Assistant City Engineer  
**Subject:** Main Library Tenant Improvements (Phase 1)  
City Project No. CP0678  
District 4

## Purpose and Recommendation

The purpose of this report is to provide information to the Council on the bids received for the Main Library Tenant Improvements (Phase 1) project. See attached Exhibit "A" for location.

Staff recommends that Council award a contract for this project to the lowest responsible bidder, Kroll Contractors, Inc., in the amount of \$318,308.58 and authorize a change order allowance in the amount of \$31,830.85 (10%).

## Background

Due to the success of the makerspace (THINKspot) located at the Red Mountain Branch of the City of Mesa Public Library System, the City decided to create a second makerspace at the Main Library. This second makerspace will increase and enhance the Main Library's services and programs available to the citizens in Central and West Mesa.

This project will renovate the area (approximately 6,000 square feet) identified in the 2014 Mesa Public Library Masterplan Report. The renovation will create two new spaces, a makerspace (THINKspot) and a teen room (Teen Zone) on the first floor of the Mesa Main Public Library located at 64 E. 1st Street.

The makerspace is a place where Mesa residents of all ages can innovate and create using technology such as 3D printers, computers with 3D software, and specialized equipment and software to record and edit audio and video. The makerspace (approx. 3,400sf) will be delineated by glass storefront partition walls and will be located just south of the teen area. It will include a studio conference space, a storage room, 3D printer area and a large area for collaboration.

The teen room will allow young adults to access popular teen titles, research and prepare schoolwork, explore career and college choices, and learn digital media skills using library equipment and software that may not be available in their homes or accessible at school. The teen room (approx. 1,440sf) will also be delineated by glass storefront partition walls along the north and west side. It will have two gaming areas, one on the north wall and one on the south wall. It will also include areas for collaboration, tables, lounge furniture and the young adult fiction stacks.

## **Discussion**

Renovations will include new storefront glass wall partitions; cabinetry; electrical/lighting systems; plumbing; flooring; paint; upgrades to the existing ventilation and air-conditioning systems; installation of a 3D Print Room, storage area and conference room.

## **Alternatives**

Council may choose not to award this contract. This is not recommended since the upgrades are needed to provide the most modern and up to date supportive programs and services for Mesa residents.

## **Fiscal Impact**

The total authorized amount recommended for this project is \$350,139.43, based upon the lowest responsible bid \$318,308.58, plus an additional \$31,830.85 (10%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by a combination of Community Development Block Grant funds, Salt River Pima Maricopa Indian Community (SRPMIC) Grant funds, and Library Operational Funds.

## **Coordinated With**

This project has been coordinated with Housing and Community Development, Facilities Maintenance, and the Mesa Public Library.

CITY OF MESA  
MESA, ARIZONA

MAIN LIBRARY TENANT IMPROVEMENT (PHASE 1)

**PROJECT NO. CP0678**

Tabulation of Bids Received, Thursday, May 18, 2017 at 1:00 P.M.

<b>ENGINEER'S ESTIMATE</b>		<b>\$312,338.00</b>
1. Kroll Contractors, Inc.		\$318,308.58
2. Lejas Corporation		\$328,523.40
3. Blackhawk Construction, LLC.		\$387,514.18
4. Stratton Builders		\$442,000.00
5. Builders Guild, Inc.	Rejected – Incomplete Bid Schedule	