



City Council Report

Date: August 26, 2019
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: East Valley Adult Resources Tenant Improvements
City Project No. CP0568 (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 East Valley Adult Resources (EVAR) Tenant Improvements project. (See Exhibit "A" for the project location).

Staff recommends that Council award a contract for this project to the lowest responsible bidder, G&G Specialty Contractors, in the amount of \$1,074,934.70 (GMP) and authorize a change order allowance in the amount of \$107,493.47 (10%).

Background

EVAR provides programs and social services to adults 55 years of age and older to promote social interaction and independence. Programs include food and nutrition classes, outreach, and other health and wellness programs. EVAR has been operating and serving Mesa's senior community from this location since 1980.

The current building systems are at the end of their functional life – the fire alarm system is in need of upgrades, the walk-in refrigerator and walk-in freezer are in need of replacement, and the interior flooring and finishes (including lighting and ceiling tiles) are in need of replacement.

Discussion

The project scope includes minor reconfiguration of the space to maximize the program's offered activities, upgrading the fire alarm system, upgrading interior lighting to LED fixtures, replacement of ceiling fans, replacement of refrigerator and freezer, reconfiguration of the kitchen beverage station, replacement of doors throughout the space (including ADA accessible controls for the entrances), replacement of acoustical ceiling tiles, replacement of flooring, and painting of designated areas per the project plans and documents.

Once underway, construction of this project is anticipated to last no more than 6 months. All construction activities are taking place inside the facility; construction should not affect the nearby neighborhood residents.

Alternatives

An alternative to this project would be to not construct these improvements. This is not recommended because the improvements are necessary to ensure the fire alarm and equipment systems are compliant with current building code and industry standards. The upgrades of the lighting to LED will also provide an energy cost savings over time. The planned reconfiguration and aesthetic improvements will enhance the functionality of the EVAR facility, which will provide a benefit to the participants and the City of Mesa residents.

If these improvements are not constructed, the City will lose \$1,250,000 of grant funding.

Fiscal Impact

The total authorized amount recommended for this project is \$1,182,428.17, based upon the lowest responsible bid \$1,074,934.70, plus an additional \$107,493.47 (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 Grant (CDBG) funds.

Coordinated With

The Community Services Department and the Parks, Recreation, Community Facilities Department concur with this recommendation.

CITY OF MESA
MESA, ARIZONA

**East Valley Adult Resources Tenant Improvements
247 North MacDonald Street**

**PROJECT NO. CP0568
HUD PROJECT NO. IDIS F360-16000007**

Tabulation of Bids Received on Monday, July 8th, 2019 at 1:00pm

ENGINEER'S ESTIMATE	\$777,804.50
1. G&G SPECIALTY CONTRACTORS	\$1,074,934.70
2. TORCOM CONSTRUCTION	Non-Responsive