



# City Council Report

**Date:** December 8, 2020  
**To:** City Council  
**Through:** Marc Heirshberg, Acting Deputy City Manager  
**From:** Beth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer  
**Subject:** LIBRARY IMPROVEMENTS - Main Library Kids' Zone  
  
City Project No. CP0903  
District 4

## Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the proposed Library improvements - Main Library Kids' Zone, a Construction Manager at Risk (CMAR) project (See Exhibit "A" for the project location).

Staff recommends that Council award a construction contract for this project to Chasse Building Team in the amount of \$830,835, (GMP) and authorize a change order allowance in the amount of \$83,084 (10%).

## Background

The Main Library currently has a Children's Area that is smaller than desired and in need of expansion and an update. The project will provide additional programmable space that will appeal to children and families, improve group play and learning areas, and update various other amenities. This project will also create a new pre-teen area along with improved separation from the adult areas of the Library.

## Discussion

In December 2019, Staff received seven (7) "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ's, Chasse Building Team was recommended as the most qualified CMAR and was awarded a Pre-Construction Services Contract. Chasse Building Team has performed pre-construction services during the design development including reviewing the design for constructability, preparing cost estimates, and developing the project schedule and construction phasing.

Once underway, construction of this project is anticipated to last no more than 5 months.

### **Alternatives**

An alternative to the approval of a Construction Services contract for the selected CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the unique nature and complexity of the project. The majority of all work in this project has been competitively bid by Chasse Building Team to multiple subcontractors, and Mesa based businesses, including affiliated business, were given an opportunity to bid on the work.

Another alternative is to not perform the work. This is not recommended because it is important to keep facilities updated with modern services to interest and benefit the community.

### **Fiscal Impact**

The total authorized amount recommended for this project is \$913,919, based upon a GMP of \$830,835, plus an additional \$83,084 (10%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by 2018 authorized Arts and Culture bonds.

### **Coordinated With**

The Library Department concurs with this recommendation.