



City Council Report

Date: August 24, 2020
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Oakwood Creative Care - Tenant Improvements
City Project No. CP0878
HUD Project No. IDIS 808
Council District 5

Purpose and Recommendation

The purpose of this report is to provide information to the Council concerning the results of the bids received for Oakwood Creative Care - Tenant Improvements (See Exhibit "A" for the project location).

Staff recommends that Council award a contract for this project to the lowest responsible bidder, AW Contracting Corporation (a Mesa business), in the amount of \$88,010.00, and authorize a change order allowance in the amount of \$8,801.00 (10%).

Background

The Oakwood Creative Care facility provides day care to senior citizens with memory and cognitive issues. The facility is a non-profit tenant that operates inside of the Red Mountain Multi-Generational Center at 7550 E. Adobe Road. This project was developed in partnership with the Oakwood Care staff and Mesa Community Services to modernize their space and create quiet spaces.

Discussion

The project will create two permanent rooms by removing temporary sliding curtains and replacing with drywall and doors. A new quiet room will also be built inside the facility. New electrical wiring, lights and controls will be installed along with new air registers. The flooring will be replaced in the common areas as a safety measure and the fire alarm updated to accommodate the new rooms.

Once underway, construction of this project is anticipated to last no more than 3 months.

Alternatives

An alternative to this project would be to not construct these improvements. This is not recommended because the facility serves vulnerable members of the community and their primary care givers and provides site modifications to improve their care.

Fiscal Impact

The total authorized amount recommended for this project is \$96,811.00, based upon the lowest responsible bid of \$88,010.00 plus an additional \$8,801.00 (10%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by a Community Development Block Grant (CDBG) and the capital budget.

Coordinated With

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

Oakwood Creative Care Tenant Improvements

**PROJECT NO. CP0878
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Tabulation of Bids Received, Thursday, June 18, 2020, at 2:30PM.

ENGINEER'S ESTIMATE	\$110,822.00
1. AW Contracting Corporation	\$88,010.00
2. Arizona New Image Contractors	\$125,000.00
3. Builders Guild	\$238,409.16
4. Redden Construction	Non-Responsive
5. Hardison/Downey	Non-Responsive