



City Council Report

Date: 11/04/2024
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Sunaire Facility Refurbishment
City Project No. CP1130
Council District 2

Purpose and Recommendation

The purpose of this report is to provide information to Council concerning the results of the bids received for the Sunaire Facility Refurbishment project (See Exhibit “A” for the project location).

Staff recommends that Council award a contract for this project to the lowest responsible bidder, Blackhawk Construction, LLC, in the amount of \$5,285,205.50, and authorize a change order allowance in the amount of \$528,520.55 (10%).

Background

In 2023, the City of Mesa purchased property at 6733 East Main Street, with the intent to renovate the property to support a short-term-stay housing program. The Sunaire facility will support an additional location for the “Off the Streets” (OTS) program.

Discussion

The property includes two buildings, a 20,987 square foot two story building and a 2,910 square foot single story building, and outdoor space.

Interior improvements include upgrades of plumbing, electrical, HVAC, bathrooms, flooring, cabinets, and paint, as well as the installation of data cabling, access control system, and security system.

Exterior improvements include site grading, paving, drainage, landscaping, utilities, fencing, electronic gates, and other incidental improvements.

Community Impact – The impact to the community will be minimal with no major off-site improvements being required. Construction traffic will be from Sunaire Street, and East Main Street, keeping the construction traffic to a minimum within the nearby residential neighborhoods.

Once underway, construction of this project is anticipated to last no more than 12 months.

Alternatives

An alternative to this project would be to not construct these improvements. The City Council can choose not to award the bid. ARPA (American Rescue Plan Act) funds are required to be obligated by December 31, 2024, or are subject to return to the federal government. At a future date, the City would need to find alternate funding for the improvements.

Fiscal Impact

The total authorized amount recommended for this project is \$5,813,726.05, based upon the lowest responsible bid of \$5,285,205.50, plus an additional \$528,520.55 (10%) as a change order allowance. This change order allowance will only be utilized for approved change orders.

This project is funded by the ARPA (American Rescue Plan Act) dollars.

Coordinated With

The Community Services Department concurs with this recommendation.

CITY OF MESA
MESA, ARIZONA

Sunaire Facility Refurbishment

PROJECT NO. CP1130

Tabulation of Bids Received, Thursday, October 3rd, 2024, at 1:00 PM.

ENGINEER'S ESTIMATE	\$ 6,521,664.00
1. BLACKHAWK CONSTRUCTION, LLC	\$ 5,285,205.50
2. KBE BUILDING CORP	\$ 5,878,165.38
3. SUN EAGLE CORPORATION	\$ 7,108,449.00
4. CONCORD GENERAL CONTRACTING, INC.	NON-RESPONSIVE
5. ECONOSMART PROPERTY SERVICES LLC dba SIGNATURE PROJECTS	NON-RESPONSIVE