



City Council Report

Date: May 4th, 2020
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
HUD Project No. IDIS F360-16000007
Council District #4

Purpose and Recommendation

The purpose of this report is to request City Council approval to authorize increased expenditures on this project to cover the cost of additional scope items that were not included in the original bid. It is recommended that Council increase G&G Specialty Contractors' construction contract by \$60,000 for a new total authorization of \$1,242,428.18.

Background

On August 26, 2019, City Council awarded the East Valley Adult Resources Tenant Improvements project to G&G Specialty Contractors for a total authorization of \$1,182,428.18. This amount was comprised of their lowest responsible bid of \$1,074,934.70, plus a 10% change order allowance of \$107,493.47.

Discussion

During construction, additional items were added to the scope of the East Valley Adult Resources (EVAR) Tenant Improvements project that were not included on the original bid schedule. This increase in scope required additional labor, equipment, and materials to complete the added tasks, which resulted in additional costs. The EVAR facility is an older building with aging flooring and painting, the additional repairs include:

- The installation of a large café window, to create visual openness between the seating area and the café
- The replacement of carpet tile in the front offices, behind the lobby counter
- The replacement of carpet tile in the outreach offices
- Painting all interior walls throughout the entire facility

The addition of the café storefront window was requested by the tenant to add functionality to their space and to visually open their café area, which is frequently utilized by their participants. The replacement of the carpet tile in the front offices was requested to replace aging carpet that directly abuts the new carpet tile that was installed as part of the original bid schedule. The replacement of carpet tile in the

outreach offices was requested to replace aging carpet in the space that was due for replacement. The painting of the interior walls throughout the facility was requested to replace the existing dated and aging paint at the facility. Performing these upgrades not only improves and modernizes the facility but also provides a benefit from a coordination and timing standpoint. It was advantageous to perform this work during active construction, while portions of the site were closed to participants for construction activities, as opposed to having to close areas of the site again at a later date to perform this work.

Additionally, during construction in the kitchen area, the contractor discovered that the existing 6" cast iron sewer main pipe underneath the floor slab was cracked and damaged. The damaged sewer line needed to be replaced while it was exposed, before the contractor could finish their work in the kitchen. The contractor removed and replaced the damaged line located within the vicinity of their scope of work, reinstalled the affected plumbing in the area surrounding the sewer line, backfilled and compacted the open trench, and installed new rebar and concrete.

The total costs for labor, materials, equipment, and applicable general conditions, is included in this request for authorization of additional expenditures.

Alternatives

An alternative is to complete the project without these additional improvements. This is not recommended because it would result in the future disruption of the site's operations. The installation of additional carpet tiles, café window, and painting of interior walls required installation during this project because not doing so would result in EVAR closing areas off to staff and participants and moving activities out of these spaces to perform this work at a future date. The additional aesthetic improvements will enhance the EVAR facility and modernize the space, which provides a benefit to the participants and the City of Mesa residents.

It was necessary that the sewer main be replaced during construction while the kitchen area was already closed and tile demolition had been completed. Performing this work at a later date would have created major disruptions to EVAR kitchen operations and added unnecessary costly repairs to replace not only the sewer main but also the newly installed tile and concrete.

Fiscal Impact

The new authorized amount of \$1,242,428.18 is comprised of the original authorized amount of \$1,182,428.18 and \$60,000 for the added scope-of-work.

This project is funded by Community Development Block Grant (CDBG) funds. The Community Services Department has CDBG grant funds available to cover the additional costs identified in this request for authorization of additional expenditures.

Coordinated With

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