



City Council Report

Date: November 15, 2021
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: LIBRARY IMPROVEMENTS – Dobson Ranch Improvements
City Project No. CP0903
District 3

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the proposed Library improvements – Dobson Ranch Improvements, 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 \$1,524,450, (GMP) and authorize a change order allowance in the amount of \$76,223 (5%).

Background

The Dobson Ranch Library was originally constructed in 1986. Since that time, community needs and expectations for library services have changed. To meet the current needs of the community, improvements to the Dobson Ranch Library, including expansion for updated services, were included in the 2018 bond election. The project will provide for a new ThinkSpot, Business Incubator, Maker Space, Studio and storage for the new programs. Also included are exterior renovations to the existing façade and sidewalks adjacent to the building.

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.

Community Impact – During the construction there will be intermittent closures of the building required for construction. These closures will enhance construction efficiency and ensure safety.

Once underway, construction of this project is anticipated to last no more than 7 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 work in this project has been competitively bid by CHASSE Building Team to multiple subcontractors, including Mesa based businesses.

Another alternative is to not perform the work. This is not recommended because it is important to keep facilities updated with modern services which increases interest in libraries and ensures high quality facilities are available to the community.

Fiscal Impact

The total authorized amount recommended for this project is \$1,600,673 based upon a GMP of \$1,524,450, plus an additional \$76,223 (5%) 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.