



# City Council Report

**Date:** May 2, 2022  
**To:** City Council  
**Through:** Michael Kennington, Deputy City Manager/Chief Financial Officer  
**From:** Edward Quedens, Business Services Director  
Kristy Garcia, Procurement Administrator  
**Subject:** Dollar Limit Increase to the Term Contract for Contractor Building Maintenance Services as requested by the Parks Recreation and Community Facilities Department **(Citywide)**

## Recommendation

Council is requested to approve the contract amendment as recommended.

The Parks Recreation and Community Facilities Department (PRCF) and Purchasing recommend increasing the dollar limit with Builders Guild Inc. (a Mesa business); Diamond Ridge Development; East Valley Disaster Services (a Mesa business); SDB Inc.; Skyline Builders; August Building Company, LLC; BWC Enterprises Inc. dba Woodruff Construction; and Robert N Ewing General Contractor, Year 5 by \$3,500,000, from \$2,700,000 to \$6,200,000, based on estimated requirements.

## Background / Discussion

This contract provides experienced journeymen to perform a variety of tasks including rough and finish carpentry, and remodel work—such as walls, ceilings, doors, windows, drywall, stairs, tile, masonry, and concrete, electrical and mechanical repairs, and other maintenance work at City facilities.

The City is in the last year of the term contract, and the City is currently preparing to send out a new solicitation for these services. The repairs that are driving this dollar limit increase are:

### Mesa City Plaza Exterior Maintenance Work

- Copper Cleaning – the copper panels on the exterior of the building are faded and discolored, and require cleaning and restoration.
- Window sealing – caulking and tinting of windows have deteriorated and need to be replaced.
- Exterior Paint – the integral stucco material of the building has cracked and needs to be patched. The stucco material will need to be painted after the stucco repairs are completed. Exterior stucco repair and paint were not included in the originally proposed work, however, due to the access and equipment needed to complete the copper and window repairs, significant cost savings could be realized if exterior stucco repair and painting were added to the original proposal via a change order request.

### Dobson Ranch Golf Course

- Critical and extensive fencing repairs are needed at this site. Many of the proposed repairs have become safety concerns for neighboring property owners and users of the golf course. Labor and materials price increases coupled with more fencing repairs than initially estimated have exponentially increased this project's cost.

The dollar limit increase will provide sufficient funding to provide the necessary repairs to Mesa City Plaza and Dobson Ranch Golf Course as well as provide sufficient funding for future building maintenance services required by PRCF until the contract expires on 10/31/2022.

### **Purchase Information**

Action: Amendment

Procurement Type: Request for Proposals

Contract Number: 2018005

Renewal Terms: Two Years (11/1/2020 to 10/31/2022)

Possible Renewals: None

Funding Source: Parks Recreation and Community Facilities Department – Facilities Maintenance operating budget.

### Dollar Limit History

Administrative approved Renewal (Year 5) – 10/18/2020:	\$2,700,000.00
Increase Request – 5/2/2022:	<u>\$3,500,000.00</u>
New Contract Value (through 10/31/2022):	<u>\$6,200,000.00</u>