



## Legislation Details (With Text)

**File #:** 19-295      **Version:** 1      **Name:**  
**Type:** Contract      **Status:** Agenda Ready  
**File created:** 6/6/2019      **In control:** Town Council  
**On agenda:** 6/13/2019      **Final action:**  
**Title:** Award of Construction Contract for Town Hall Remodel  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. PowerPoint Presentation, 2. Contract 19-088\_JOC\_CoreConstruction

Date	Ver.	Action By	Action	Result
6/13/2019	1	Town Council	Adopted	Pass

**TO:** Mayor Bien-Willner and Town Council Members

**FROM:** Jill B. Keimach, Town Manager  
Paul Mood, Town Engineer  
Jason Harris, Capital Projects Administrator

**DATE:** June 13, 2019

**DEPARTMENT:** Engineering

### AGENDA TITLE:

**Award of Construction Contract for Town Hall Remodel**

### RECOMMENDATION:

Authorize the Town Manager to execute the construction contract with Core Construction in the amount not to exceed \$574,075, and to waive the 14-day wait period to sign the agreement.

### SUMMARY STATEMENT:

In 2016, the Town initiated a space needs assessment which analyzed Town Hall, Public Works/Engineering, and the Public Safety buildings for both the current and future needs. The objective was to understand the space required to provide efficient and effective public services, account for anticipated growth, and provide space for additional records required to be retained under state law.

The space needs assessment team looked at the buildings in their entirety with complete operations in mind and worked to identify opportunities to efficiently leverage the space identified. The Town engaged DWL Architects to complete this task and to address the issues of the Town Hall's lobby and the immediate need for designated and consolidated office space for IT staff, while maintaining a Community Room public space.

Staff presented progress updates and sought Council's input during study sessions held on March 28 and on April 25, 2019. Subsequently, DWL has completed the design for the Town Hall Remodel and Core Construction has obtained bids for construction.

The attached linking agreement allows the Town to enter into a construction contract with Core Construction using an existing Job Order Contract with the City of Peoria ("piggyback").

**Project schedule**

June 2019 Order long-lead items (air handler, partition doors, etc.)

September Begin construction

December End construction

**BUDGETARY IMPACT:**

The recommended FY2019/20 Capital Improvement Program budget of \$600,000 is for construction and construction administration. Security cameras, estimated at \$5,000, to be installed under separate contract and within this program budget. The construction cost estimate is based on competitive bids received by Core Construction. Contingent on Council's direction, the budget impact for the award of this contract is not to exceed \$574,075 as follows:

CIP Project #2018-12      \$574,075 Construction

Award will be contingent on the FY2019/20 Budget/CIP adoption by Town Council.

**ATTACHMENT(S):**

Presentation

Contract No. 19-088 ENG