



Legislation Details (With Text)

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Title: Approve Resolution 2019-19 and Award of Contract Change Orders for Town Hall Remodel
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Attachments: 1. Budget Amendments Resolution 2019-19, 2. PowerPoint Presentation: Town Hall Remodel ChangeOrders (004)

Date	Ver.	Action By	Action	Result
9/26/2019	1	Town Council	Approved	Pass
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9/26/2019	1	Town Council	Approved	Pass
9/26/2019	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: September 26, 2019

DEPARTMENT: Engineering

AGENDA TITLE:

Approve Resolution 2019-19 and Award of Contract Change Orders for Town Hall Remodel

RECOMMENDATION:

Staff recommends the Town Council review the cost estimates for four items for the Town Hall Remodel and authorize the Town Manager to execute change orders or contracts in conformance with the Town Council direction at its Study Session immediately prior to the Council meeting, and to waive the 14-day wait period to sign the agreements.

To accomplish this recommendation, staff suggests two motions:

Motion One: Approve Resolution 2019-19 amending the fiscal year 2019-20 adopted budget (attached); and

Motion Two: Authorizing the Town Manager to expend up to \$TBD* for the following contracts: 1) DWL Architects contract no. 19-038 change order no. 2 in the amount not to exceed \$10,000

(drainage design); 2) CORE Construction contract no. 19-088 change order no.1 in the amount not to exceed \$TBD* (plaza area); 3) CORE Construction contract no. 19-088 change order no.2 in the amount not to exceed \$TBD* (open ceiling); 4) Goodmans contract in the amount not to exceed \$20,000; and 5) landscape contract in the amount not to exceed \$10,000, and authorizing the Town Manager to execute change orders or contracts, and waiving the 14-day waiting period to execute same.

*Amount to be determined following Town Council Study Session.

SUMMARY STATEMENT:

Council is asked to consider four items associated with the Town Hall Remodel.

1. Paradise Valley Mountain Preservation Trust Installation of Sculpture

On September 12, 2019, the Council considered and directed staff to obtain construction cost to install an Ed Mell sculpture that will be donated to the Town after the Paradise Valley Mountain Preservation Trust raises funds for the art. The Council considered three possible locations for the art at Town Hall and further discussed the possibility of locating the sculpture in the Barry Goldwater Park on East Lincoln Drive. The final direction by the full Council was for staff to return to Council with project costs at the agreed upon location situated in the landscape and bike rack parking areas at the entry to Town Hall. This location requires some regrading to accommodate water runoff into the parking lot and new concrete in and around the proposed sculpture tying it into the existing sidewalks and pathways from the parking areas.

The costs for this work include:

- DWL Architects contract no. 19-038 change order no. 2 in the amount not to exceed \$10,000 (drainage design);
- CORE Construction contract no. 19-088 change order no.1 in the amount not to exceed \$TBD* (plaza area);
- Landscape restoration contract in the amount not to exceed \$10,000.

2. Expose Existing Roof Beams in Remodeled Community Room

On June 13, 2019, the Council approved a construction contract for the partial remodel of the Town Hall in the amount of \$574,075. The remodel includes a new entry, a smaller community room with sliding partition wall that will allow the room to expand into the entry area; and new offices. During demolition of the Community Room's walls and drop ceiling, the roof beam structure was exposed, proving that the architectural details of the room are similar to the beams in the Council chambers. In an effort to visually enlarge the community room, highlight its architectural details, and allow natural light further into the room, Council is asked to consider whether to approve a change order to expose the roof beams.

The costs to expose the existing roof beams and delete the drop ceiling in the Community Room include:

CORE Construction contract no. 19-088 change order no.2 in the amount not to exceed \$TBD* (open ceiling)

3. Furniture for Offices and Community Meeting Room

The Town Hall Remodel includes a number of used and repurposed furniture pieces, including relocated cabinets, desks, chairs, community room moveable tables and chairs. Staff and contractors could not, however, locate used furniture to complete all of the workstations.

The costs to cover additional furniture needs under Goodmans' contract is no more than \$20,000.

4. Shade Structure at Entry

A metal shade structure was approved by Council as part of the Town Hall Remodel at a construction cost of \$20,000. The structure is yet to be fabricated so depending on Council priorities, this item could be phased in at a later date in order to re-appropriate funds to the art sculpture or exposed beam ceiling in the Community Room. The foundation for the shade structure could be installed now to facilitate the installation of the shade structure in the future.

The shade structures budget of \$25,000 could be used for other priority items as outlined above.

BUDGETARY IMPACT:

The FY2019/20 budget amendment for additional costs for CIP Project #2018-12 include:

DWL Architects contract no. 19-038 change order no. 2 (drainage design)	\$10,000
Landscape restoration contract (pending)	\$10,000
CORE Construction contract no. 19-088 change order no.1 (plaza area)	\$TBD*
CORE Construction contract no. 19-088 change order no.2 (open ceiling)	\$TBD*
Goodman's contract (pending)	\$20,000

*Amounts to be determined following Town Council Study Session and will be contingent on the motion to approve Resolution 2019-19 amending the fiscal year 2019-20 adopted budget.

BUDGET AMENDMENT:

A budget resolution has been drafted and will be updated based on Council's direction before the business meeting. Included in the resolution is a CIP budget amendment Council approved on July 1, 2019. It is being included so all budget amendments are recorded via resolution.

ATTACHMENT(S):

Resolution No. 2019-19 Budget Amendment
Presentation