

City Council Regular Meeting**I.1**

Meeting Date: 07/08/2019
Recommended by: Steve Hardesty, Community Services Director
Prepared by: Steve Hardesty, Community Services Director
Finance Director Review: Celina Morris
City Attorney Review: Brett Wallace
Approved by: Larry Rains **Date Submitted:** 05/11/2019
Type of Action Requested: Ordinance

SUBJECT:

Main Library Expansion Project

RECOMMENDATION:

Staff recommends the Mayor and City Council authorize the City Manager to enter into an agreement with Core Construction for the expansion of the Main Library, at a guaranteed maximum price of \$765,100.00.

DISCUSSION:

This project involves the expansion of the Main Library located at 449 N. Drylake Street. Work to be done in this expansion includes adding additional meeting space, creating additional study rooms, furnishings, technical, and utility improvements within the designated areas.

On January 2, 2018, the Mayor and City Council approved an Ordinance selecting Core Construction to provide pre-construction services as the first phase of a Design/Build contract. The City of Casa Grande typically awards projects such as these in two phases. The first contract is for pre-construction services with a company, wherein, the contractor is responsible for providing the project design. At the end of the pre-construction phase, the contractor solicits bids from pre-qualified subcontractors for use in negotiating a guaranteed maximum price for construction. Upon completion of the final negotiations for a guaranteed maximum contract price, a second contract is awarded accepting the price and terms of the proposal.

Since selecting this contractor, Core Construction has worked with City staff and an architect in finalizing the construction drawings. Hunt & Caraway is the architectural firm that Core chose as their partner. Both Core and Hunt & Caraway have extensive experience with numerous library projects in the state.

Pre-construction costs for this project, already approved by previous City Council action, were \$40,802. The guaranteed maximum price for the construction of the expansion project is \$765,100.

This budget includes all line items necessary for completing the project. A construction contingency of 3% is included, in addition to an owners contingency of nearly \$10,000.

FISCAL IMPACT:

This project will be funded by two funding sources and has been approved in the Capital Improvement Program during the budgeting process.

Development Impact Fees of \$720,000.

Arizona State Library Grant of \$45,100

ALTERNATIVES:

1. Deny approval of the contract and not expand the library.
2. Task staff with further direction.

Attachments

[Ord. 3138_Core Construction](#)

[GMP Proposal](#)

[Backup documents](#)

[Construction Schedule](#)

[Large Meeting Room - Rendering](#)

[Small Meeting Room - Rendering](#)

[Interior Hallway - Rendering](#)

[Exterior View - Rendering](#)
