Ivins City Staff Report
City Council Meeting 3/5/20

Agenda Item: Discuss and consider approval of selection of the Construction Manager/General Contractor for the new Ivins City Hall.

Submitted by: Thomas Jorgensen, P.E., Assistant Public Works Director

Recommended City Council Action:
Approve selection of Construction Manager / General Contractor and expenditure of $380,745 plus an additional $19,000 in contingency for a total of $399,745 for Ivins Replacement City Hall project.

BACKGROUND:

As the Council is aware, the City has outgrown the existing 6,500 square foot City Hall years ago. From the recent remodels, the size of the Council Chamber has decreased in size and several of the departments and staff have been repositioned to maximize and utilize the existing space. It is anticipated that the new City Hall would be architecturally consistent with the vision set forth by the City. That vision promotes a subdued appearance, low profile, varied heights, horizontally offset walls, interesting water efficient landscaping, and compatible with the natural surrounding and neighborhood. The goal is that the new City Hall would also be a model of efficiency and conservation, utilizing energy efficient structural systems, passive solar principles, solar photovoltaic panels, energy efficient heating/cooling systems, etc. The goal is that these efforts will lead to a positive return on investment over time and provide a resilient building during times of disaster.

In addition to the replacement City Hall, the existing City Hall will be remodeled for the growing Santa Clara/Ivins Police Department that currently occupies space at the Santa Clara City Hall.

Finally, some other adjustments will also be made to Ivins City Park. Additional parking may be required, following an analysis. Also, with some loss of playing field, it is the intent that the baseball field be converted into an all grass multi-use field. This field will also likely be converted into a detention basin to divert all excess storm water flows from Main Street and 100 West into the basin during large storm events.

Staff has submitted a request for proposals (RFP) for Construction Manager / General Contractor (CM/GC) services for the New City Hall, existing City Hall remodel, and Ivins City Park modifications. The CM/GC will provide the following services: pre-construction, construction management, and construction supervision. A copy of the RFP has been included and provides additional information regarding the services of the CM/GC.

FINDINGS AND ANALYSIS:

Staff received five proposals and assembled a selection committee to score these proposals based on the criteria found in the RFP. The selection committee was comprised of the following individuals: Mayor Hart; Dale Coulam; Chuck Gillette; Tom Jorgensen; Benny Sorensen; Mike Rodriguez; Lane Mecham; and Tyler Froelich and Nathan Leavitt with VCBO. The selection committee then chose the top two scoring contractors, Hughes General Contractors and Watts Construction, to be interviewed. Following the interview and proposal process, the selection committee is recommending to City Council the selection of Hughes General Contractors. A redacted copy of the proposal for Hughes General Contractors has been included. It should be

noted that Hughes General Contractors has requested that any information deemed to be a trade secret or commercial information be redacted from the proposal. If the Council wishes to see the non-redacted version of the proposal, they may do so, but it would need to be done during a closed portion of the meeting and care would need to be taken to not disclose the information publicly.

Staff is recommending that Council select Hughes General Contractors as the CM/GC and approve expenditure of $380,745, plus an additional $19,000 in contingency, for a total of $399,745 for CM/GC services for the Ivins Replacement City Hall project, which also includes the remodel of the existing City Hall and modifications to Ivins City Park.

SUPPORT MATERIALS:
Request for Proposals
Hughes General Contractors Redacted Proposal

FINANCIAL IMPACT:
A portion of this expense has been budgeted for this fiscal year. Staff will monitor the budget through the remainder of the fiscal year and if funds are not enough then a budget amendment will be required:

65% -	GL 49-40-830:	$259,834
20% -	GL 51-42-830:	$ 79,949
10% -	GL 52-42-830:	$ 39,975
5% -	GL 53-42-830:	$ 19,987
Total		$399,745

Respectfully Submitted:

Thomas Jorgensen, P.E., Assistant Public Works Director

Content Review:

Dale Coulam, City Manager