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5-18-09



City Council Report

Date: May 18, 2009
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Beth Huning, City Engineer
Subject: Project No. 06-036-001, ADA Improvements at Dobson Library, 2425 S Dobson Rd. City Council District No. 3

Purpose and Recommendations

The purpose of this report is to provide information to the Council on the results of the bids received for Project No. 06-036-001, Americans with Disabilities Act (ADA) Improvements at the Dobson Library, 2425 S. Dobson Road (Refer to Exhibit "A" for the project location). Staff recommends that Council award this project to the low bidder, Renovation Solutions Group Inc., for a total award of \$69,334.62.

Background

The Dobson Library is an approximately 15,000 square feet building that houses the library, staff kitchen/break room, staff restroom, public restroom and a public meeting room. This facility was built in 1985. In 1990, the new ADA laws were enacted and this facility does not currently meet the requirements.

This project will consist of upgrading the existing library to comply with the requirements of Americans with Disabilities Act (ADA). The work will include modifying restrooms, the break room, entrances and other miscellaneous items in accordance with these standards.

Discussion

In December 2003, the City completed an accessibility assessment on the facility. The report set priorities for improving accessibility at the site and the recommendations included the following tasks:

- Parking lot modifications to provide additional accessible parking stalls
- Improving paths of travel leading from the parking lot to the Library
- Adjusting the opening force of doors
- Removing protruding objects from accessible routes

- Remodeling the break area by adding sink knee clearance, adjusting the sink depth, and adjusting the locations of the towel and soap dispenser.
- Lowering the exterior door's threshold lip at 3 locations
- Remodeling toilet areas to make them more accessible
- Relocating toilets closer to grab bars
- Remodeling bathroom doors to improve accessibility

Community Impact – Minimal impact to the surrounding community is expected. The public restrooms will be closed and the public will be routed temporarily to the Dobson Park restrooms, less than 300 feet away. The library will remain open during construction.

Alternatives

One alternative is to not complete the ADA remodeling upgrades. This is not recommended since the building space is used extensively by the public and it does not currently meet the requirements of the Americans with Disabilities Act of 1990 (ADA). Once the City has determined that improvements are needed an implementation schedule is required to complete the work.

Fiscal Impact

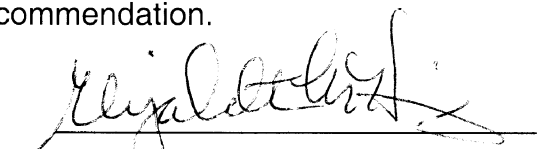
The total award amount is \$69,334.62, comprised of the low bid of \$63,031.47 plus a 10% allowance for change orders of \$6,303.15. Funding is from existing bond proceeds in the Library Bond Program.

Coordinated With

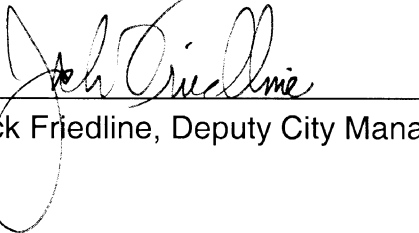
The Library Department concurs with this recommendation.



for Kelly Jensen, Asst. City Engineer



Beth Huning, City Engineer

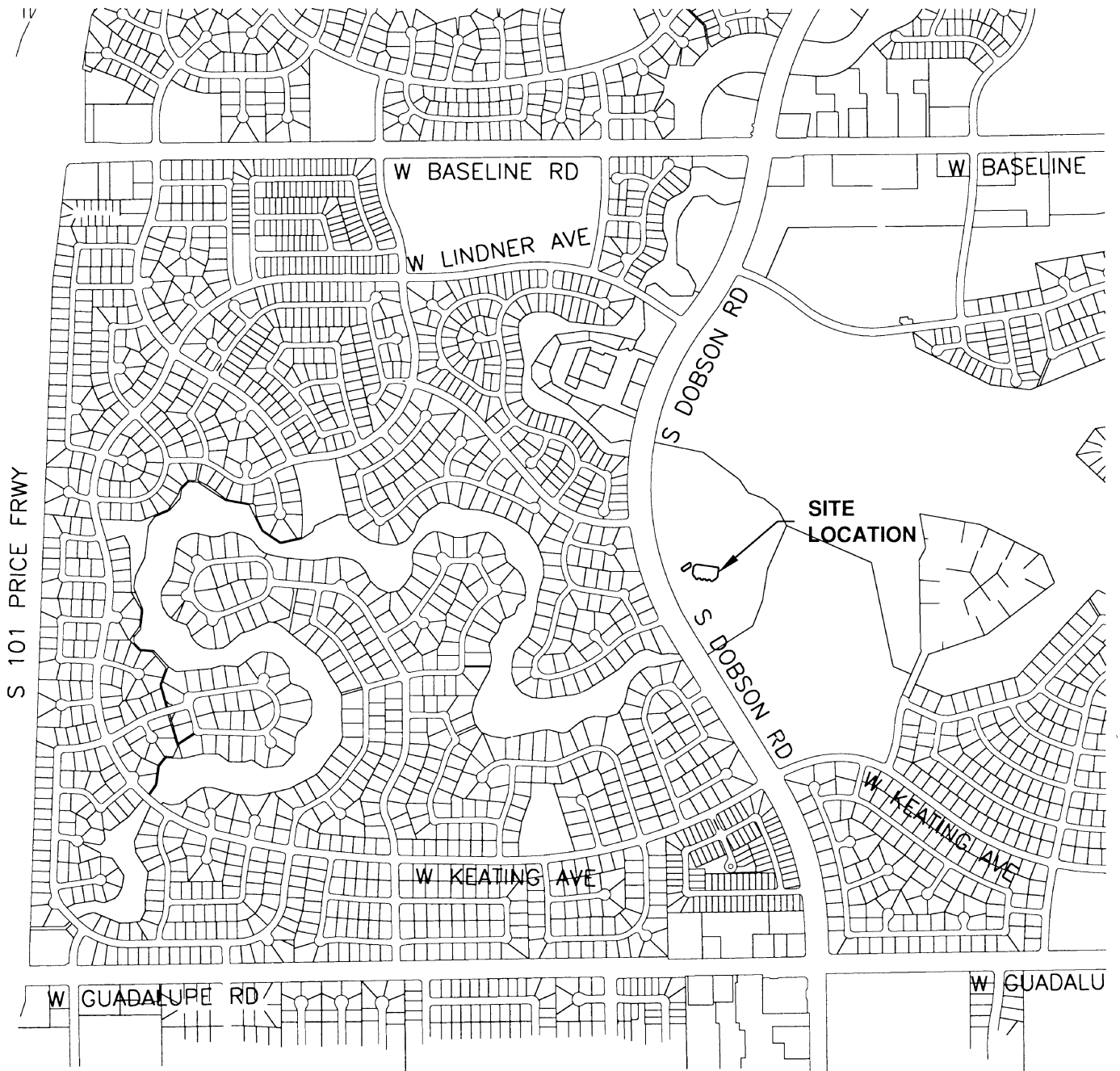


Jack Friedline, Deputy City Manager



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EXHIBIT "A"



DATE: 3/3/09 I:\06-036-001 ADA IMPROVEMENTS AT DOBSON LIBRARY\CAD\COUNCIL-MAP1.DWG

**ADA IMPROVEMENTS AT THE
 DOBSON RANCH LIBRARY
 2425 S DOBSON ROAD
 PROJECT NO. # 06-036-001**



Budget Information:
Funding is from existing bond proceeds
in the Library Bond Program

CITY OF MESA
MESA, ARIZONA

ADA IMPROVEMENTS AT THE DOBSON RANCH LIBRARY
2425 S. DOBSON ROAD

PROJECT NO. 06-036-001


Tabulation of Bids Received Thursday, April 16, 2009, at 2:00 P.M.

ENGINEERS ESTIMATE	\$83,528.00
1. Renovation Solutions Group, Inc.	\$63,031.47
2. R.K. Sanders, Inc.	\$66,118.00
3. TSG Constructors LLC	\$67,000.00
4. Liberty Builders and Development Inc.	\$67,215.45
5. Vermillion Contracting Inc.	\$69,928.05
6. Concast Corporation	\$69,981.00
7. W.E. O'Neil Construction Company of Arizona	\$71,003.15
8. East Valley Disaster Services Inc.	\$73,625.36
9. Caymus Corporation	\$73,873.86
10. Shannon Construction LLC	\$75,130.99
11. Willmeng Construction Inc.	\$78,292.55
12. Demdomgia LLC	\$79,602.66
13. JMW Construction Inc.	\$84,196.79
14. Edge Construction LLC	\$84,799.69

15. Woodruff Construction	\$89,831.61
16. Gold Horizon Contracting LLC	\$94,749.28
17. Diamond Ridge Development Corp.	\$99,792.10
18. Femcon Inc.	\$124,470.30
19. JMS Construction Co.	\$165,958.03

JuReil General Contracting LLC – Bid Rejected – Bid Schedule Not Completed Correctly

Recommend award to low bidder, Renovation Solutions Group, Inc., in the amount of \$63,031.47 plus an additional \$6,303.15 (10% allowance for change orders) for a total award of \$69,334.62.



Jack Friedline
Deputy City Manager