

REVISED

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City Council Report

Date: May 18, 2009
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Elizabeth Huning, City Engineer
Subject: Centennial Hall Flooring Refinishing
201 N. Center Street
City of Mesa Project No. 08-907-001
Council District 4

Purpose and Recommendation

The purpose of this report is to provide information to the Council on the results of the bids received for Project No. 08-907-001, Centennial Hall Flooring Refinishing, 201 N. Center Street. The area included in this project is shown in the attached Exhibit "A". It is recommended that Council award this project to the low bidder, Woodruff Construction, for a total award of \$101,233.00.

Background

Centennial Hall was constructed in 1976. The building includes 18,000 square feet of leasable space; the 15,000 square foot Exhibit Hall and the adjacent 3,000 square foot Mesa Room. Centennial Hall is a revenue generating facility with an occupancy rate of approximately 85 percent. It is one of the largest leasable spaces in the East Valley and is popular for trade shows, conventions, conferences and social functions. The existing Exhibit Hall floor is exposed concrete with an integral red coloring and contains numerous electrical floor boxes throughout the room. Since its original construction, the flooring has not been remodeled or updated. Extensive use of the facility over the past 30 years has left the floor stained and damaged. Areas of damaged concrete around the electrical boxes present a potential tripping hazard.

Discussion

In order to remain competitive with other facilities, the Exhibit Hall flooring must be refinished. This project will refinish the existing concrete floor by grinding it smooth, adding a dark walnut stain, and repairing the existing recessed electrical and data floor boxes.

The current red colored floor presents an aesthetic challenge to clients interested in renting the facility. There are multiple areas of staining and damage throughout the

updated appearance to the facility, the existing floor will be stained with a dark walnut color and sealed to help prevent future stains.

The Hall has 36 recessed electrical and data (telephone and microphone) floor boxes. Due to heavy use of the facility, the boxes have rusted and become damaged. The concrete adjacent to the boxes has chipped and repair attempts are noticeable. The damaged boxes pose a potential tripping hazard and are a constant maintenance challenge for City staff.

Due to the labor intensive nature of this project, construction must take place when Centennial Hall is not in use. Summer is the slowest rental period for Centennial Hall and staff has already blocked out a sufficient period of time for this project.

Alternatives

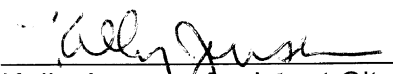
An alternative is to not construct these improvements, however, this is not recommended since the existing floor poses trip hazards, maintenance problems and the coloring is a concern for clients.

Fiscal Impact

The recommended total award of this project is \$101,233.00 which consists of a low bid of \$92,030.00 plus an additional \$9,203.00 (10% allowance for change orders). Funding is available from the approved FY 08/09 PRCF Operating Budget.

Coordinated With

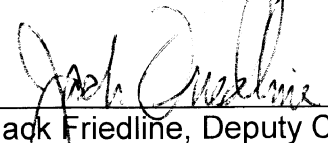
The Parks, Recreation & Commercial Facilities Department concurs with this recommendation.



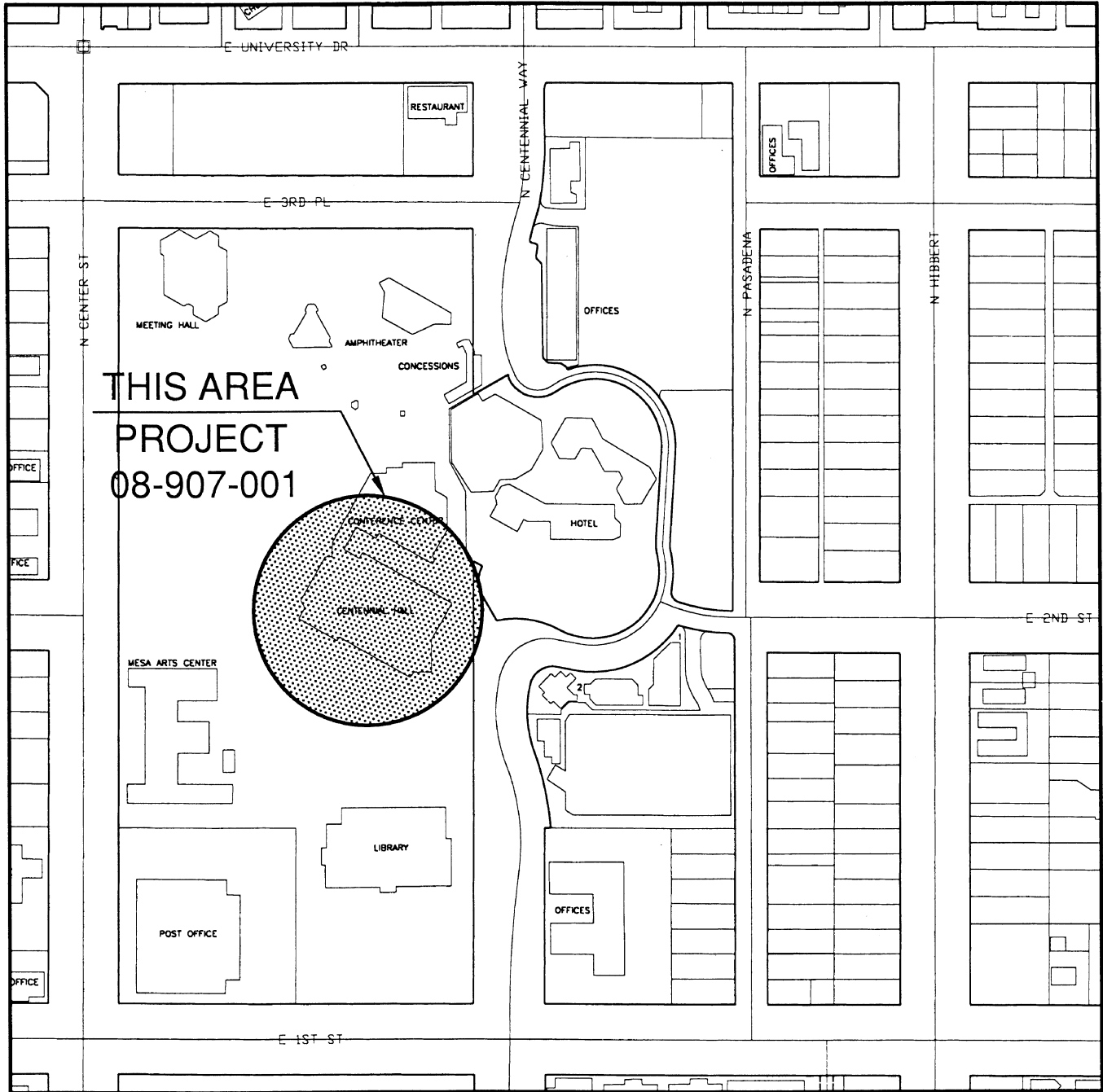
Kelly Jensen, Assistant City Engineer



Elizabeth Huning, City Engineer



Jack Friedline, Deputy City Manager



PROJECT LOCATION MAP



Budget Information:
Funding is available from the approved
FY 08/09 Parks Operating Budget

CITY OF MESA
MESA, ARIZONA

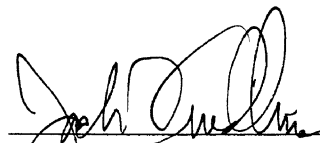
CENTENNIAL HALL FLOORING IMPROVEMENTS
201 N. CENTER ST.

PROJECT NO. 08-907-001

Tabulation of Bids Received Thursday, April 30, 2009, at 2:30 P.M.

ENGINEERS ESTIMATE	\$114,540.00
1. Woodruff Construction	\$92,030.00
2. Archway West Builders LLC	\$143,407.96
3. Caymus Corporation	\$183,562.00

Recommend award to low bidder, Woodruff Construction in the amount of \$92,030.00 plus an additional \$9,203.00 (10% allowance for change orders) for a total award of \$101,233.00.



Jack Friedline
Deputy City Manager