

ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo, Public Works

At pw.ordinance@denvergov.org by **12:00pm NOON on Monday**. Contact Jason with questions.

Date of Request: **August 19, 2022**

Please mark one: ☐ Bill Request or ☒ Resolution Request

1. Type of Request:

- ☒ Contract/Grant Agreement ☐ Intergovernmental Agreement (IGA) ☐ Rezoning/Text Amendment
- ☐ Dedication/Vacation ☐ Appropriation/Supplemental ☐ DRMC Change
- ☐ Other:

2. Title: (Start with *approves*, *amends*, *dedicates*, etc., include name of company or contractor and indicate the type of request: grant acceptance, contract execution, contract amendment, municipal code change, supplemental request, etc.)

Amends a CM/GC contract to increase maximum contract amount for the Denver Public Library Central Library Renovation with Gerald H. Phipps, Inc., 5995 Greenwood Plaza Blvd., Suite 100, Greenwood Village, CO 80111. New maximum contract amount is \$53,275,993.00.

3. Requesting Agency: DOTI

4. Contact Person:

Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Curt Winn	Name: Jason Gallardo
Email: curt.winn@denvergov.org	Email: jason.gallardo@denvergov.org

5. General description or background of proposed request. Attach executive summary if more space needed:

The original portion of Central Library was constructed in the 1950's, but the majority of the building addition was built in the mid-1990's. The interior layout is dated as library usage patterns have evolved significantly in recent years, and the current layout does not meet the needs of the current and growing service area population.

The scope includes addressing significant safety and security issues, correcting deferred maintenance and reconfiguring the building to allow for modern library programs, services and resources. This phase of the project concentrates on infrastructure and deferred maintenance throughout the 540,000-square-foot building but reconfiguration of spaces for safety, security and programs in the basement and first floors only.

In December 2021, the Central Library Renovation project received an additional \$10M of funding. \$5M of funding was CIP funds and the remaining \$5M was from the Elevate Denver Bond Program. This allows the project to proceed with design and construction of scope that was contemplated in the original construction phasing plan but was value-engineered from the project in 2020 due to insufficient budget. After receiving the new funding, the first step was to have City Council approve additional funds to complete the design on these value engineered scope items. City Council approved the design funds in December 2021 and design was completed in April 2022. The completed designs have been vetted with the project design and construction teams and have been competitively bid by the general contractor. Therefore, the project team is requesting to increase the maximum construction contract amount for GH Phipps.

6. City Attorney assigned to this request (if applicable): Jacob Crawford

7. City Council District: District 10

8. ****For all contracts, fill out and submit accompanying Key Contract Terms worksheet****

To be completed by Mayor's Legislative Team:

Resolution/Bill Number: _____

Date Entered: _____

Key Contract Terms

Type of Contract: Construction

Vendor/Contractor Name: Gerald H. Phipps, Inc.

Contract control number: DOTI-202264251-01 (DOTI-202053365-01)

Location: Denver Central Library, 10 W. 14th Avenue, Denver, CO 80204

Is this a new contract? ☐ Yes ☒ No **Is this an Amendment?** ☒ Yes ☐ No **If yes, how many?** First

Contract Term/Duration (for amended contracts, include existing term dates and amended dates: Term is associated with the GMP and is not being amended with this contract.

Contract Amount (indicate existing amount, amended amount and new contract total):

<i>Current Contract Amount</i>	<i>Additional Funds</i>	<i>Total Contract Amount</i>
<i>(A)</i>	<i>(B)</i>	<i>(A+B)</i>
\$45,000,000.00	\$8,275,993.00	\$53,275,993.00

<i>Current Contract Term</i>	<i>Added Time</i>	<i>New Ending Date</i>
Per GMP (End date based on Notice to Proceed: March 31, 2024)	N/A	Part of GMP (New estimated end date based on amended GMP: Q2 2024)

Scope of Work:

In December 2021, the Central Library Renovation project received an additional \$10M of funding. \$5M of funding was CIP funds and the remaining \$5M was from the Elevate Denver Bond Program. This allows the project to proceed with design and construction of scope that was contemplated in the original construction phasing plan but was value-engineered from the project in 2020 due to insufficient budget. After receiving the new funding, the first step was to have City Council approve additional funds to complete the design on these VE'd scope items. City Council approved the design funds in December 2021 and design was completed in April 2022. The completed designs have been vetted with the project design and construction teams and have been competitively bid by the general contractor. Therefore, the project team is requesting to increase the maximum construction contract amount for GH Phipps.

Previous scope approved by City Council, for which \$7M is being requested, includes: Interior Vestibules at Broadway and Acoma Entrances, New Security Offices on First Floor, Upgrades to Commons Area, Grand Staircases from Level 1 to Level 3, Staircase from Level 3 to Level 4, and Removal of Existing Escalators.

Additionally, \$500K is being requested to provide capacity for a fully-funded FIT project. This FIT project could be completed more efficiently by using the general contractor currently mobilized at Central Library.

Was this contractor selected by competitive process? Yes, advertisement of the RFQ was July 31, 2019

Has this contractor provided these services to the City before? ☒ Yes ☐ No

Source of funds: CIP Funds, Elevate Denver Bond Funds, Fundraising Efforts through the Friends Foundation

ELEVATE DENVER BOND: ☒

Is this contract subject to: ☒ W/MBE ☐ DBE ☐ SBE ☐ XO101 ☐ ACDBE ☐ N/A

WBE/MBE/DBE commitments (construction, design, Airport concession contracts): 18% MWBE

Who are the subcontractors to this contract? The subcontractor team has not yet been selected for this project. The General Contractor, Gerald H. Phipps, Inc., has committed to meeting the M/WBE goal and the Workforce goal for the project.

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