

ORDINANCE/RESOLUTION REQUEST

Please email requests to Angela Casias
at angela.casias@DenverGov.org by **12:00 pm on Monday**.

****All fields must be completed.****

Incomplete request forms will be returned to sender which may cause a delay in processing.

Date of Request: 11/20/17

Please mark one: Bill Request or Resolution Request

1. Has your agency submitted this request in the last 12 months?

Yes No

If yes, please explain:

2. Title: *Contract Amendment to WE O'Neil (0000053235) General Contractor Master Agreement (OC201524938) for the increase in work order limit for Work Order #4 from \$450,000 to \$2,000,000 for the expedited construction of the interior restroom renovation to the warehouse facility located at 4330 East 48th Avenue.*

3. Requesting Agency: Public Works, on behalf of Real Estate

4. Contact Person: *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Cara Hlad
- **Phone:** 720.913.4585
- **Email:** cara.hlad@denvergov.org

5. Contact Person: *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

- **Name:** Angela Casias
- **Phone:** 720-913-8529
- **Email:** angela.casias@denvergov.org

6. General description/background of proposed ordinance including contract scope of work if applicable:

Renovation of existing office/warehouse at 4330 E. 48th Ave., including remodeling existing and building new restrooms, new lighting on the interior and exterior and refurbishing mechanical and electrical equipment. New interior finishes will be included as well as new insulated glass windows, glass doors, and new insulated metal overhead doors.

****Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field – please do not leave blank.)*

a. Contract Control Number: OC201524938

b. Contract Term: 3 years

c. Location:

d. Affected Council District: 8

e. Benefits:

f. Contract Amount (indicate amended amount and new contract total): Master On-Call Contract (WE O'Neil OC201524938) will remain at \$5,000,000 capacity; amended capacity for Work Order 4 to increase from \$450,000 to \$2,000,000.

7. Is there any controversy surrounding this ordinance? (Groups or individuals who may have concerns about it?) Please explain.

This facility was recently purchased by the City to be used as an emergency homeless shelter. Prior to the City purchasing the facility it was used as a typical warehouse space. Because the City is changing the Occupancy Use and Classification of the facility, the City is required to make modifications to the facility to comply with the Denver Building Code for the new Occupancy Classification. An

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interior renovation primarily consisting of adding the appropriate number of restrooms is required to comply with the Denver Building Code for this new Occupancy Classification.

To allow the facility to be used for its intended purpose as soon as possible, multiple City agencies have worked together to temporarily provide the required restrooms in the facility. In October of 2017 the Denver Building Department issued a Temporary Certificate of Occupancy (TCO) for the facility, allowing for the immediate use of the space for its intended purpose.

The City has made a commitment to complete the construction of permanent restrooms in the facility by April 2018. In the summer of 2017 the City procured the services of an architectural and engineering team to produce the design documents required for the changes. The design team completed those documents in October 2017. To meet the City's committed construction schedule, the only procurement method available within the City is via the Public Works On-Call Construction Contract. However, this on-call contract has a work order limit of \$450,000. Initial cost estimates indicate the cost of construction will be in the range of \$1,250,000 - \$1,500,000. The project team, which consists primarily of Real Estate and Public Works, has had multiple discussions with the City Attorney's Office regarding the constraints of this project. The City Attorney's Office determined the project to be a City Emergency, and supports the project team's request to amend the On-Call Construction Contract work order limit, allowing for the competitive bidding of the construction documents to three on-call general contractors.

Public Works has issued construction bid documents to three on-call general contractors, and their bids will be submitted on November 17, 2017. This ordinance requests amending the work order limit for this specific project, which has been deemed a City Emergency, to \$1,800,000. The request exceeds the estimated cost of construction to allow for project contingencies, which may include a higher construction bid than anticipated, and to address unforeseen conditions that will arise during the construction and renovation of the existing facility.

We are initiating the ordinance at this time so that construction can begin on January 2, 2018. This construction start date enables the project to be completed in time to meet the City's schedule commitment, bettering the wellbeing of those who currently reside in the facility.

WE O'Neil (0000053235) OC201524938, agreement term January 15, 2016 – January 15, 2019

The above contract has the following maximum amount and term: Any one project shall not exceed the sum of \$450,000, including all authorized work order changes.

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