



Legislation Details (With Text)

File #: 20-0483 **Version:** 1

Type: Resolution **Status:** Adopted

File created: 5/15/2020 **In control:** Land Use, Transportation & Infrastructure Committee

On agenda: 6/15/2020 **Final action:** 6/15/2020

Title: A resolution approving a proposed Contract between the City and County of Denver and Gerald H. Phipps, Inc. for renovation of the Denver Central Library including addressing significant safety and security issues and addressing deferred maintenance as part of the Elevate Denver Bond program, in Council District 10.

Approves a contract with Gerald H. Phipps, Inc. for \$45 million and for three years to provide Construction Manager / General Contractor (CM/GC) services for renovation of the Denver Public Library, Central Library including addressing significant safety and security issues, correcting deferred maintenance and reconfiguring the building to allow for modern library programs, services and resources as part of the Elevate Denver Bond program, in Council District 10 (202053365). The last regularly scheduled Council meeting within the 30-day review period is on 6-29-20. The Committee approved filing this item at its meeting on 5-26-20.

Sponsors:

Indexes: Zach Rothmier

Code sections:

Attachments: 1. RR20 0483 DOTI Phipps Central Library, 2. RR20 0483 DOTI Phipps Central Library Fact Sheet, 3. 20-0483 Contract_Gerald H. Phipps Central Library Renovation 202053365, 4. 20-0483 Filed Resolution_Gerald H. Phipps Inc. 202053365, 5. 20-0483 Filed Resolution_Gerald H. Phipps Inc., 6. 20-0483 - signed

Date	Ver.	Action By	Action	Result
6/16/2020	1	Council President	signed	
6/15/2020	1	City Council	adopted	Pass
5/26/2020	1	Land Use, Transportation & Infrastructure Committee	approved by consent	

Contract Request Template (Contracts; IGAs; Leases)

Date Submitted: 5-15-20

Requesting Agency: Department of Transportation and Infrastructure
Division:

Subject Matter Expert Name:

Name:	Jason Gallardo
Email:	jason.gallardo@denvergov.org

Item Title & Description:

(Do not delete the following instructions)

These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title

should be in **bold** font).

Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.

A resolution approving a proposed Contract between the City and County of Denver and Gerald H. Phipps, Inc. for renovation of the Denver Central Library including addressing significant safety and security issues and addressing deferred maintenance as part of the Elevate Denver Bond program, in Council District 10.

Approves a contract with Gerald H. Phipps, Inc. for \$45 million and for three years to provide Construction Manager / General Contractor (CM/GC) services for renovation of the Denver Public Library, Central Library including addressing significant safety and security issues, correcting deferred maintenance and reconfiguring the building to allow for modern library programs, services and resources as part of the Elevate Denver Bond program, in Council District 10 (202053365). The last regularly scheduled Council meeting within the 30-day review period is on 6-29-20. The Committee approved filing this item at its meeting on 5-26-20.

Affected Council District(s) or citywide? Council District 10

Contract Control Number: 202053365

Vendor/Contractor Name (including any "DBA"): Gerald H. Phipps, Inc.

Type and Scope of services to be performed:

The original portion of Central Library was constructed in the 1950s, 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.

Location (if applicable):

WBE/MBE/DBE goals that were applied, if applicable (construction, design, Airport concession contracts):

18%

Are WBE/MBE/DBE goals met (if applicable)?

Is the contract new/a renewal/extension or amendment?

Was this contractor selected by competitive process or sole source?

Competitive process

For New contracts

Term of initial contract: Execution + 3 years

Options for Renewal:

How many renewals (i.e. up to 2 renewals)?

Term of any renewals (i.e. 1 year each):

Cost of initial contract term: \$45,000,000

Cost of any renewals:

Total contract value council is approving if all renewals exercised:

For Amendments/Renewals Extensions:

Is this a change to cost/pricing; length of term; terms unrelated to time or price (List all that apply)?

If length changing

What was the length of the term of the original contract?

What is the length of the extension/renewal?

What is the revised total term of the contract?

If cost changing

What was the original value of the entire contract prior to this proposed change?

What is the value of the proposed change?

What is the new/revised total value including change?

If terms changing

Describe the change and the reason for it (i.e. compliance with state law, different way of doing business etc.)