



Legislation Text

File #: 20-0483, Version: 1

**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.)**