**File #:** 23-0652, **Version:** 1

## Contract Request Template (Contracts; IGAs; Leases)

**Date Submitted: 5-22-2023**

**Requesting Agency: DOTI**
**Division:**

**Subject Matter Expert Name:** Danny Rowley
**Email Address:** Daniel.Rowley@denvergov.org <mailto:Daniel.Rowley@denvergov.org>
**Phone Number:**

**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. to serve as construction manager and general contractor for the Wellington E. Webb Municipal Building renovation project.**

Approves a contract with GERALD H. PHIPPS, INC. for $92,302,364 and 3 years to serve as construction manager and general contractor for the Wellington E. Webb Municipal Building renovation project, located at 201 West Colfax Avenue in Council District 9 (202367708). The last regularly scheduled Council meeting within the 30-day review period is on 6-26-2023. The Committee approved filing this item at its meeting on 5-23-2023.

**Affected Council District(s) or citywide? 9**

**Contract Control Number:** 202367708

**Vendor/Contractor Name (including any "DBA"): GERALD H. PHIPPS, INC.**

**Type and Scope of services to be performed:**
Renovation of the interior of the existing 12-story Wellington E. Webb Municipal Office Building at 201 W. Colfax Ave. to upgrade dated and worn-out finishes, meet current building codes, and meet necessary ADA requirements. The interior renovation scope includes, but is not limited to, staff open and private offices, conference rooms, break areas, secure storage

areas, public interface spaces, and other support functions. The project will require a phased and partial renovation including partial demo, new interior construction, updated finishes, data and technology upgrades, limited mechanical upgrades, limited electrical and plumbing ("MEP") systems, and security.

- The CM/GC's services during the Construction phase of the project include, but are not limited to, construction management, administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules and providing the general conditions work for the Project.

**Location (if applicable): 201 West Colfax, Webb Building**

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

**Are WBE/MBE/DBE goals met (if applicable)? 21%** DSBO determines that GH Phipps has satisfied the good faith efforts to meet the MWBE goal and fulfilled the MWBE submission requirements of this engagement according to Chapter 28, Article Ill, Division 3 of the Denver Revised Municipal Code (D.R.M.C.).

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

**Was this contractor selected by competitive process or sole source?**
**competitive**

**For New contracts**

**Term of initial contract:**
**3 years from NTP**
**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:**
$92,302,364
**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.)**