

**TOWN OF PRESCOTT VALLEY
REQUEST FOR COUNCIL ACTION
Date: October 10, 2013**

SUBJECT: Civic Stage Expansion & Bandshell (CIP # F322.s) - Bid

SUBMITTING DEPARTMENT: Town Management

PREPARED BY: Kimberly J. Moon, P.E., Capital Projects Coordinator

AGENDA LOCATION: Comments/Communications , Consent , Work/Study ,
New Business , Public Hearing , Second Reading

ATTACHMENTS: none

SUMMARY BACKGROUND: The approved Budget for Fiscal Year 2013/2014 includes the continuation of the group of Civic Center Remodel Projects, CIP # F322, as funded by the remaining balance of the Civic Development Impact Fees.

Last Year, a remodel of the Civic Building interior provided for relocation of five departments into new larger areas, and expansion of four departments into existing areas. Currently, some remodeling is underway on the 3rd Floor of the Civic Building. The Parks & Recreation Department will relocate from the 1st Floor to the 3rd Floor, next to the Public Works Department and the Utilities Department. In addition to the interior remodeling work to provide growth build-out capacity for the building, exterior work is underway for final build-out of the Civic Grounds.

The Civic Stage Expansion and Bandshell project was designed with public input, and on Tuesday, September 3, 2013, the Town received two (2) bids:

Rank	Bidder	Base Bid	Additive Alternate	Total Bid
1	Danson Construction	\$443,990.00	\$13,200.00	\$457,190.00
2	B's Contractors	\$489,850.00	\$53,260.00	\$543,110.00

These bids exceed the funding available of \$300,000 for the expansion of the stage. Therefore, Town staff recommends rejecting all bids. Staff proposes reducing the scope of the stage expansion. The new scope proposed provides for making the stage extend out deeper into the audience/lawn, but not make the stage wider. For the roofing structure, Town staff proposes a pre-fabricated roof structure, similar to the roof structures fabricated in Prescott Valley by Classic Recreation Systems. Electrical upgrades will also be scaled back.

Other funding available in this account is for the previously reference remodel work on the 3rd floor of the Civic Center (currently underway), final completion of furniture installations (depending on available funds), and assorted smaller exterior site work items (also depending on available funds).

This project is funded by Development Impact Fees (DIFs). DIFs are one-time charges applied to new residential and commercial construction to alleviate its impact on current public improvements and infrastructure. The intent is to ensure that "growth pays for growth" and that existing residents are not

unduly burdened to pay for improvements to accommodate growth. DIFs were first assessed by the Town of Prescott Valley in 1995, and revised in 2003 with recommendation from a citizen’s advisory committee to include Civic fees and other fees. Changes to Arizona Revised Statutes removes the Civic category from eligible DIF categories. In December 2011, the Town’s DIF structure was adjusted and included rescinding the Civic Development Impact Fee. Civic DIF collected to date can only be used on such Civic infrastructures projects as to Remodel the Civic Center, to provide the building’s ultimate build-out plan.

OPTION ANALYSIS: The Council may vote to:

- 1.) Reject all bids **AND** direct staff to modify the scope of this project, as recommended, **OR**
- 2.) Award construction contract to low bidder, **AND** approve new funding source, **AND/OR**
- 3.) direct staff to pursue other options.

ACTION OPTION: Motion to reject all bids and direct staff to modify the scope of the Civic Stage Expansion Project (CIP # F322.s). **VOTE.**

RECOMMENDATION: Town staff recommends rejecting all bids for the Civic Stage Expansion Project and directing staff to modify the project scope.

FISCAL ANALYSIS: The budget for the current fiscal year is shown in the table below:

Table 2

Civic Center Building Remodel, CIP # F322			
HTE Code(s): 223-6540-700.72-20		Finance Proj. # CF1402	
FISCAL YEAR 2013/2014	Budget:	\$300,000.00	FISCAL YEAR 2013/2014
	Expended & Encumbered:	-\$16,542.30	
	Construction Contract:	\$0.00 < this action	
	Balance:	\$283,457.70	

REVIEWED BY:

Management Services Director _____

Town Clerk _____

Town Attorney _____

Town Manager _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to _____