



City Council Report

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11-2-09

Date: November 2, 2009
To: City Council
Through: Chris Brady, City Manager
Jack Friedline, Deputy City Manager
From: Beth Huning, City Engineer
Subject: The Alston House Rehabilitation
City Project 06-034-003
Council District 4

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to provide information to the Council on the results of bids received for The Alston House Rehabilitation, located at 453 North Pima Street (See Exhibit A for a Vicinity Map).

It is recommended that the Council award this project to the low bidder, Caymus Corporation for a total award of \$197,854.50

Background

The rehabilitation of The Alston House had previously been phased in an effort to preserve and protect the structure until such time that the required funding was secured to complete the renovation. With the current release of State Heritage Funds, the City has an opportunity to complete the structure and begin site work. If Council awards this project to Caymus Corporation, staff intends to execute a contract and proceed with the work immediately. The City was recently notified that \$192,000 was available and needed to be expended by December 31, 2009 (\$100,000) and June 30, 2010 (\$80,000). This phase of the project was accelerated and bid to allow the City to take advantage of the available funding.

Discussion

The Alston House was the residence and office for the City of Mesa's first African-American doctor. We do not know the exact date the house was constructed or if it was built by Dr. Alston himself, however, he continued to improve upon the structure and provided much needed medical service to the Washington Neighborhood for many years from this residence. Some of the local residents still remember when Dr. Alston resided at 453 N. Pima Street and remember going to his home for medical care. The property was part of a land swap with Habitat for Humanity who had planned to

demolish the structure and build low-income housing on the site. Since the acquisition, the Alston House has been designated as a historical structure as defined by the Secretary of the Interior. City staff applied for and obtained a Community Development Block Grant (CDBG) and State Heritage Grant that will fund some of these improvements assisting in the rehabilitation of the structure. Additionally, the future tenants Mesa Association of Hispanic Citizens (MAHC) and the Martin Luther King Celebration Committee have been successful in raising additional donations in the form of money, materials and labor.

The project includes the restoration of the exterior structure of the residence to meet the historical requirements, with an upgrade of the interior to ensure functionality. With the possibility of the Heritage Grant being swept by the State, we have proposed a very aggressive schedule to expend the funds by December 31, 2009.

Community Impact – This project has had tremendous support from the Washington Neighborhood and will be a positive influence for the community. Other community impacts are anticipated to include construction noise and dust, which are limited to the construction duration. Once work is started, the project is anticipated to be completed in forty-five (45) calendar days.

Alternatives

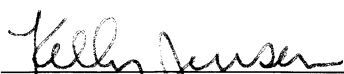
An alternative to this project would be to not move forward and rehabilitate the structure. This would result in further exposure to the elements, which in turn will increase the cost of restoration in the future. For these reasons, this alternative is not recommended.

Fiscal Impact

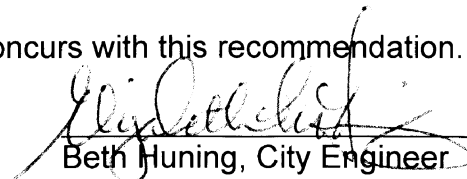
The recommended total award amount for this project is \$197,854.50, which is the base bid only without a change order contingency. Since the total funding for the project is \$192,000 as shown below, a deduction change order of \$20,000 will be issued once the contract is executed to remove an allowance in the base bid for an ornamental iron fence that was put in the bid to ensure we expended all of the available funding. The net available for change orders will then be the difference between the available funding and the new contract amount, which is \$14,145.50. Funding is available in the approved FY09/10 Community Development Capital Program – CDBG Funds (\$80,000), the State Heritage Fund Grant (\$100,000), and cash donations (\$12,000).

Coordinated With


The Neighborhood Services Department concurs with this recommendation.



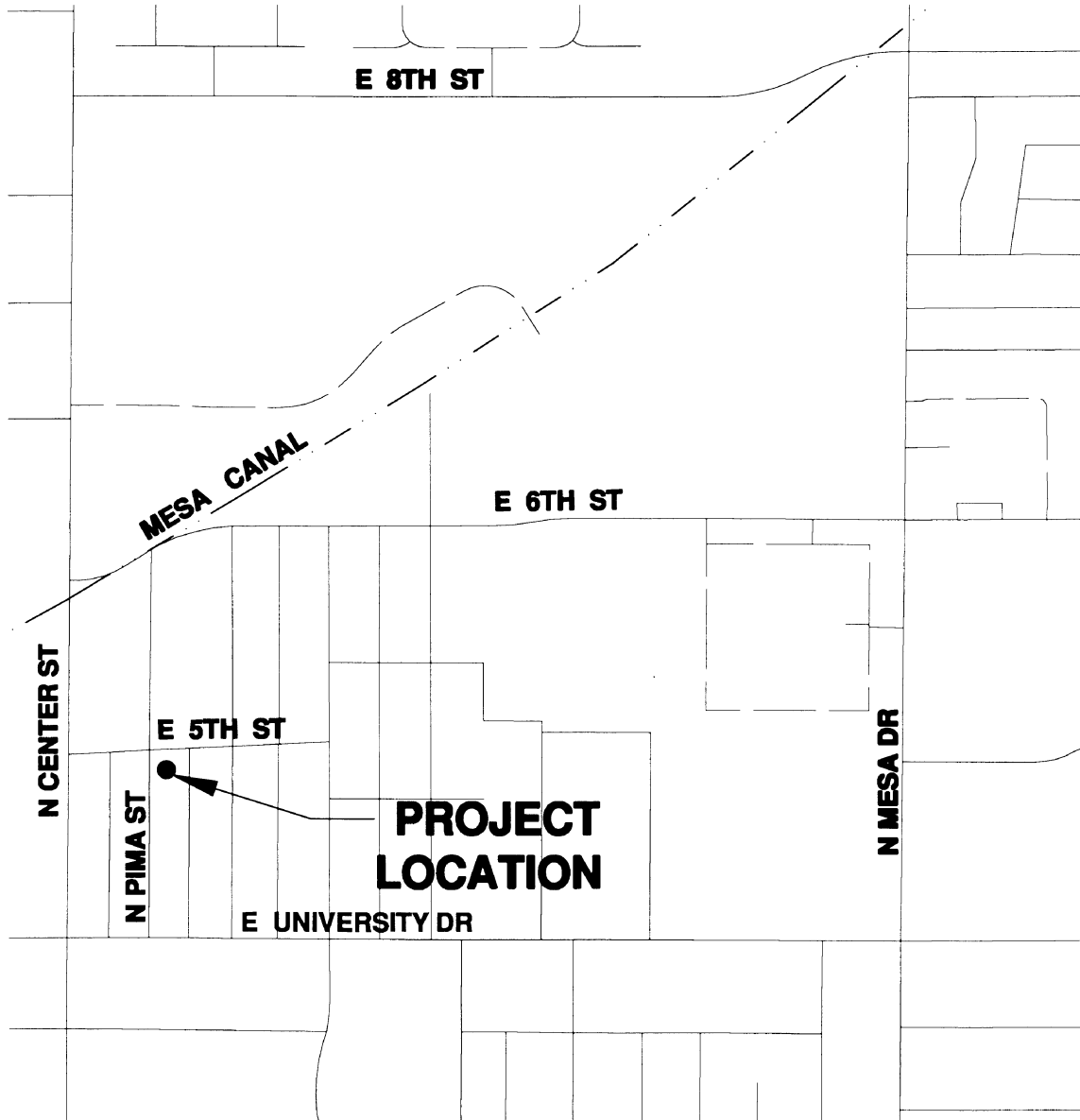
Kelly Jensen, Asst. City Engineer



Beth Huning, City Engineer



Jack Friedline, Deputy City Manager



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PROJECT LOCATION MAP
THE ALSTON HOUSE REHABILITATION
453 N. PIMA STREET (COUNCIL DISTRICT NO. 1)
PROJECT NO. 06-034-003



CITY OF MESA
MESA, ARIZONA

ALSTON HOUSE REHABILITATION, 453 N. PIMA STREET, MESA, AZ

PROJECT NO. 06-034-003

Tabulation of Bids Received, Thursday, October 22, 2009, at 1:30 P.M.

ENGINEER'S ESTIMATE	\$162,400.00
1. Caymus Corporation	\$197,854.50
2. Femcon Inc.	\$218,677.00
3. Loven Contracting Inc.	\$231,214.68
4. Arizona West Contracting Corp.	\$257,621.10
5. John H. Wright and Company Inc.	\$264,846.75
6. G & G Specialty Contractors Inc.	\$266,564.80