

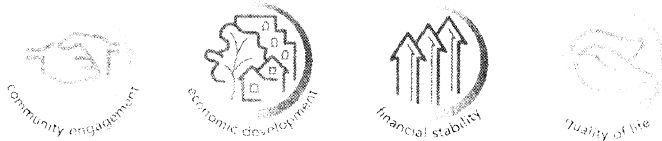


City Council Report

AGENDA
ITEM 3C
DATE 9-21-09

Date: September 21, 2009
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Beth Huning, City Engineer
Subject: Arizona Museum for Youth Expansion
Project No. 06-053-001
City Council District No. 4

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to provide information to the Council on the results of the bids received for the Arizona Museum for Youth Expansion. (See Exhibit "A" for the project location.) Staff recommends that Council award this project to the low bidder, JE Bowen Construction Company, for a total award of \$123,519.00.

Background

The Museum continues to be heavily patronized. This project will improve the Museum's ability to meet the public demand by remodeling existing space to accomplish the following objectives:

- Increase annual visitation and program revenue
- Maximize gallery space
- Improve circulation and wayfinding, particularly within the lobby area
- Create a new gift shop and increase visibility of the admissions desk
- Improve handicap access and safety for the public

Discussion

Unused office and storage space will be renovated to increase exhibit space for the ArtZone area and expand the Artville space. Artville is a gallery primarily geared towards children 4 years of age and younger, and has been so popular that there have often been waiting periods to enter. The remodel will increase the Artville space and will in turn increase the number of visitors allowed into the area. Staff estimates that attendance will increase by a minimum of 5% annually, or 1,500-2,000 patrons. All of this will increase the Museum's capability to better serve the public within the Artville Gallery.

The lobby will be remodeled to improve circulation for Museum patrons and provide a higher visibility for the admissions desk and the new gift shop. Currently, visitors are often confused when entering the building regarding where to pay admissions, which has led to some lost revenue during busy times. This project will move the admissions desk to a centralized, highly visible location in the lobby. The project also combines the admissions desk with the gift shop to increase gift shop attendance and retail sales. The reconfigured entryway provides additional space for large groups to gather and become oriented to the Museum prior to entering it.

Finally, the project addresses safety and handicap access. The current lobby configuration showcases the “staff only” stairway between the first and second floors. The stairway is a constant invitation to toddlers. This project includes building a wall and door across the stairway to minimize access to the public and adds doors to the front of the Museum that are equipped with automatic openers for access by disabled persons.

Construction Impacts – Once started, the construction is anticipated to take ninety (90) calendar days. The Museum will remain open to the public and staff throughout the entire construction period. Noisy or dusty activities will be performed outside of normal Museum business hours. Temporary construction barriers will be installed to separate the Museum staff and the public from areas under construction. Safety of the public and Museum staff will be carefully maintained throughout the project duration.

Alternatives

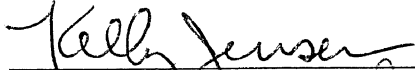
An alternative would be to not award this project and reconfigure the space in the Museum. This alternative is not recommended since the Museum needs to adapt to the growing needs of the community by utilizing all of the building space available. The project will substantially improve capacity, circulation, the potential for revenue collections, and it addresses specific safety and handicap access concerns.

Fiscal Impact

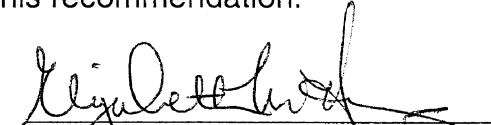
The recommended total award amount for this project is \$123,519.00, based on the low bid of \$112,290.00 plus an additional \$11,229.00 (10% allowance for change orders). Funding is available by the Approved FY09/10 Arts and Cultural Capital Program, Impact Fee Funds.

Coordinated With

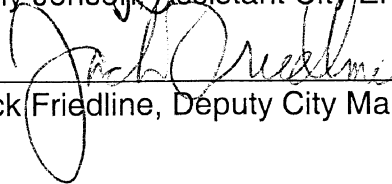
The Arizona Museum for Youth concurs with this recommendation.



Kelly Jensen, Assistant City Engineer



Beth Huning, City Engineer

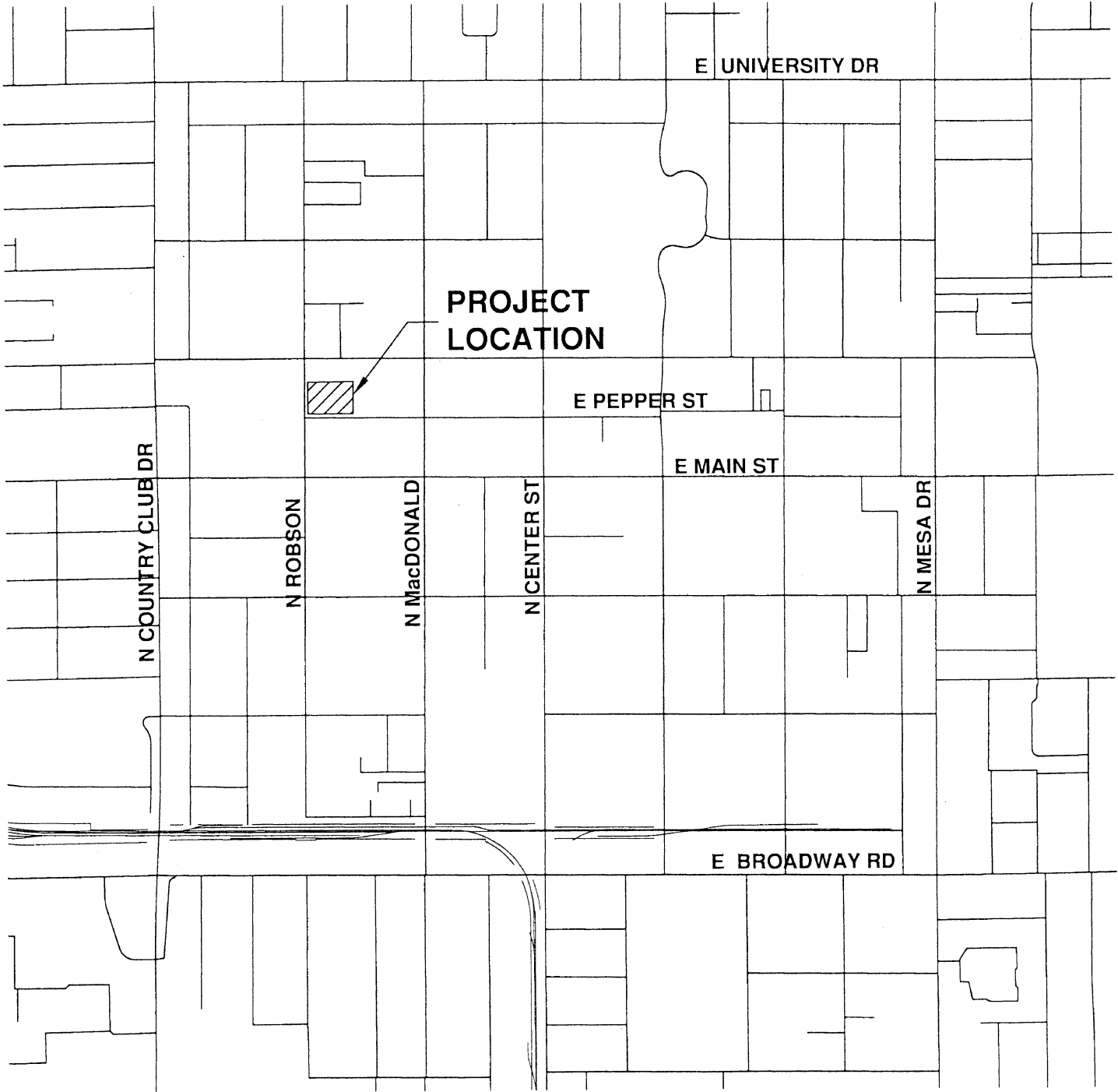


Jack Friedline, Deputy City Manager



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EXHIBIT "A"



PROJECT LOCATION MAP ARIZONA MUSEUM FOR YOUTH EXPANSION

35 N ROBSON
PROJECT NO. 06-053-001



NORTH
1" = 1,000'

CITY OF MESA
MESA, ARIZONA

ARIZONA MUSEUM FOR YOUTH EXPANSION

PROJECT NO. 06-053-001

Tabulation of Bids Received, Thursday, August 20, 2009, at 1:00 P.M.

ENGINEER'S ESTIMATE	\$192,000.00
1. J.E. Bowen Construction LLC	\$112,290.00
2. Gold Horizon Contracting LLC	\$121,762.00
3. Vermillion Contracting Inc.	\$126,700.04
4. Demdomgia LLC	\$134,250.00
5. Liberty Builders and Development, Inc.	\$136,487.00
6. W E O'Neil Construction Company of Arizona	\$145,559.97
7. Edge Construction LLC	\$163,300.00
8. Archway West Builders LLC	\$169,273.00
9. Norquay Construction Inc.	\$172,525.00
10. D and K Enterprises LLC	\$176,570.00
11. Chasse Building Team Inc.	\$179,875.00
12. G and G Specialty Contractors Inc.	\$183,974.00
13. Concast Corporation	\$186,100.00
14. S D B Inc.	\$192,328.04
15. C C A Contracting LLC	\$199,799.00
16. Smart Builders LLC	\$220,020.00
17. Wespac Construction Inc.	\$227,358.20
18. Builders Guild Inc.	\$228,942.00
19. IES Commercial – Bid Not Read – No Bid Schedule	