

Meeting Date (?) 09/27/2016

Subject Matter* (?) Municipal Office Building ADA Modifications
This must match rolling agenda entry

Department of Origin* ENGINEERING DEVELOPMENT

Submitted By* W. Paul Kaspar

Type of Meeting* BCD Special Regular

Classification* Public Hearing Consent Statutory Regular

Ordinance* None First Read Second Read First & Only Read

Strategic Initiative* Public Safety Service
 Economic Development Infrastructure
 Quality of Life

Agenda Item Description* Consider awarding a construction contract for the Municipal Office Building (MOB) Americans with Disabilities (ADA) Modifications, City Project No. 700-D0-1306, to VOX CONSTRUCTION, LLC for the not-to-exceed amount of \$324,014.72.

Summary Statement*

Title II of the Americans with Disabilities Act (ADA) requires local governments to make their programs and services accessible to persons with disabilities. This requirement includes physical access at government facilities. The most important way to ensure Title II requirements are met is through “self-evaluation” and the development of a “transition plan”, which are required by the ADA regulations. Self-evaluation enables local governments to pinpoint facilities that must be modified to comply with the ADA. The transition plan identifies the changes needed and sets a schedule for implementing them. Public entities, regardless of size, must comply with Title II requirements.

In May 2014, the City issued a Request for Qualifications (RFQ) for a consultant to develop an ADA Self-Evaluation and Transition Plan. In June 2014, City staff from various departments interviewed three (3) firms and unanimously selected Kimley-Horn and Associates, Inc. (KHA) based on their experience. The City Council approved an Engineering Services Contract with KHA in August 2014 for \$103,000. KHA worked with City staff to evaluate four (4) buildings, two (2) parks, twenty-one (21) signalized intersections, and six (6) miles of sidewalk to prepare the ADA Self-Evaluation and Transition Plan, which was adopted by the City Council on August 16, 2016. The Appendix of that document outlines needed modifications for the evaluated facilities, including the Municipal Office Building (MOB).

On August 9, 2016, the City Manager approved an Engineering Services Contract with Goodwin-Lasiter-Strong (GLS) for \$27,100 to perform survey and design work for needed ADA modifications to the MOB parking lot, entrance, and Council Chambers. GLS quickly and efficiently prepared plans and specifications for the work, incorporating City staff feedback. The scope of the proposed construction contract includes reconstruction of all sidewalk areas between the MOB and the parking lot between 28th and 29th Streets. It also includes replacement of up-lighting in the work area with LED bollards and modifications to the accessible route between BTU and the MOB. Alternate bid items include (1) reconstruction of the parking lot medians, (2) replacement of the parking lot lights, (3) reconstruction of sidewalk along 29th Street from the Texas Avenue intersection to the 1st MOB driveway, and (4) relocation of the inner entrance doors. At this time, modifications to the Council Chambers are postponed to a future date but have been designed.

RFB #16-066 (Municipal Office Building ADA Modifications) was advertised on August 30, 2016. Bids were opened on September 16, 2016 and three (3) competitive bids were received. The low bid was submitted by VOX CONSTRUCTION, LLC in the amount of \$324,014.72 for the Base Bid and Alternate Bid Items 1-3, which is approximately 0.6% over the Engineer’s Estimate of \$322,120. The intention is to re-advertise bids at a future date for the relocation of the inner entrance doors as only one (1) bid was received for that work.

FY2016 funds for implementing the transition plan were budgeted at \$350,000, of which \$294,998.52 remains. The FY2017 budget for further self-evaluation and implementation is budgeted at \$450,000. FY2016 funds have been spent on materials for parking lot re-stripping at the Clara Mounce Library and Animal Center (\$1,838.55), new signs for the MOB (\$211.15), a contract with Facilities Sources for modifications to the basement and 1st Floor MOB restrooms (\$25,851.78), and a design contract with GLS for MOB parking and entrance modifications (\$27,100).

This construction contract will use \$294,998.52 from FY2016 funds and \$29,016.20 from FY2017 funds. FY2017 funds are planned for a contract for modifications to the 2nd and 3rd floor MOB restrooms (\$26,000), modifications to the MOB entrance (\$30,000), additional evaluation of City-owned facilities (\$100,000), modifications to the Clara Mounce Library (\$138,000), and modifications to Tanglewood Park (\$119,000).

Staff Analysis & Recommendation*

Staff recommends approving the construction contract for the Municipal Office Building ADA Modifications, City Project No. 700-D0-1306, be awarded to VOX CONSTRUCTION, LLC in the not-to-exceed amount of \$324,014.72. The City received competitive bids for the project. The modifications to the sidewalk areas of the Municipal Office Building will make the building more accessible to all citizens, regardless of age or ability, and help the City comply with Title II of the Americans with Disabilities Act.

Options*

(In Suggested Order of Staff Preference)

1. Award the construction contract.
2. Do not award the construction contract and provide direction to staff.

Funding Source*

General Fund 001-0811 (FY2016) = \$70,850.30; General Fund 001-0821 (FY2016) = \$224,148.22; General Fund 001-0811 (FY2017) = \$29,016.20

Attachments

MOB ADA Attachments.pdf 3.63MB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. Bid Tabulation
2. Improvement Drawings

Dept. Head Signature

JAYSON E. PALKFWECHT 09/19/16

Deputy City Manager
Signature

Hugh R. Walker

City Manager Signature



City Attorney Signature

Janis K. Hampton