



## Council Communication File Number: Res 2023-064

**Agenda Date:** 6/5/2023

**Version:** 1

**Status:** Agenda Ready

**In Control:** City Council

**File Type:** Resolution

A RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE ADAMS TOWER FIFTH FLOOR PROJECT BETWEEN TO MW GOLDEN CONSTRUCTORS

### **Summary and Background Information:**

At Council's direction, Staff negotiated the purchase of the fifth-floor unit of the property at 7190 Colorado Boulevard, also known as Adams Tower or South Platte Crossing. This floor is approximately 11,000 square feet of office space. The City is one of several owners within the building, which is operated as a condominium. Making this floor useable as an office space requires significant remodeling work to the interior. While the structure of the floor itself is sound, the lights, drywall, paint, floor, ceiling, millwork, and fixtures, are all aging and need to be replaced.

Council directed Staff to conduct a remodel of this space, and provided input as to the desired floor plan. Based on this direction, Staff contracted with an architect to develop a floor plan, which Council then approved. With initial design work complete, we are now looking to begin construction. Staff posted an RFP, which received three bids. Of these three, Staff has determined that the bid from MW Golden Constructors is best, and seeks Council approval to award the contract to them.

Of the three bids, one was immediately eliminated from contention - the Contractor had not engaged in the interview process, conducted a site visit, or requested additional information about the project; their bid was also the most expensive of the three. Of the two remaining bids, the bid from MW Golden was slightly higher (\$1,012,907 versus \$946,974, or 6.96% higher). While their bid was higher, the quality of their RFP was also substantially higher as well. Throughout the process, MW Golden displayed a higher level of professionalism and competence, conducting several site visits, asking for detailed information, and engaging regularly with Staff. Furthermore, MW Golden has experience working in the building; they have remodeled other floors of the same property. Given the age of the building, it has several unique characteristics that can complicate work in the building. That MW Golden has experience in the building and can apply lessons learned from previous projects to this project is a significant advantage.

Staff has a high level of confidence that MW Golden will be able to faithfully and professionally realize Council's vision for the space while delivering the best value to the City.

**Staff Responsible (Department Head):** Sheryl Carstens

**Staff Member Presenting:** John Bourjaily

**Financial Impact:** \$1,012,907

**Funding Source:** Existing project budget

**Staff Recommendation:** Approve the vendor to perform the work

**Suggested Motion:** Motion to approve the resolution