

City of Fayetteville Item Review Form

2014-0134

Legistar File Number

April 1, 2014

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Jeremy Pate

Submitted By

Development Services

Department

Action Required:

A RESOLUTION APPROVING CONTRACT AMENDMENT NO. 2 WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$69,825.00 FOR ADDITIONAL DESIGN SERVICES ON THE SPRING STREET PARKING DECK, AND TO APPROVE A BUDGET ADJUSTMENT.

Does this item have a cost? Yes

\$69,825.00

Cost of this request

\$695,000.00

Category or Project Budget

Entertainment District Parking Deck

Program or Project Name

4560.9560.5314.00

Account Number

\$675,652.00

Funds Used to Date

Parking Deck Project Expenses

Program or Project Category

11028.1202

Project Number

-\$50,477.00

Remaining Balance

Parking Deck Revenue Bonds

Fund Name

Budgeted Item?

Budget Adjustment Attached? Yes

V20130812

Previous Ordinance or Resolution # 42-12, 252-12

Original Contract Number: 2230



Comments:

[Signature] 3/14/14

Paula Barber 3-14-2014

Donna Man 3-17-14
[Signature]

CITY COUNCIL AGENDA MEMO

MEETING OF APRIL 1, 2014

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Jeremy Pate, Development Services Director

FROM: Chris Brown, City Engineer

DATE: March 14, 2014

SUBJECT: **Spring Street Parking Deck-Amendment No. 2 to the Contract with Garver, LLC for additional design services**

RECOMMENDATION:

Staff recommends approval of a resolution to approve a contract amendment with Garver, LLC, in the amount of \$69,825 for additional design services on the Spring Street Parking Deck, and to approve a budget adjustment. Additional services are summarized as follows:

- Environmental Site Assessment and report of findings for the existing Walton Arts Center Administrative Offices
- Preparation of a property line adjustment survey plat to adjust property lines around the deck and eastern liner building
- Re-design to add the east liner building shell.
- Re-design of rain water storage and re-use tanks, to change the proposed location from the east side of the parking deck.
- Architectural services related to expansion of the north liner building from a 10,500 sf 2-story facility to 3-stories and 15,500 sf.

BACKGROUND:

The City of Fayetteville is constructing a parking deck in the downtown area/entertainment district to relieve current parking shortfalls and allow for increased parking demand in the area. A request for qualifications for professional design services was published in November, 2011. Eleven statements of qualification were received; the selection committee selected the team led by Garver engineers. Engineering services under this selection cover all three phases for the overall outcome of a designed parking deck in downtown Fayetteville: Phase 1, Site Selection & Preliminary Design; Phase 2, Schematic Design & Project Development; and Phase 3, Construction Administration Services. The contract for Phase 1, Site Selection & Preliminary Design, was awarded on February 12, 2012; the Garver team completed the Site Selection Study. On December 4, 2012 the City Council selected the Theater Lot – the lot on which the Walton Arts Center theater is located – as the location on which the deck will be built.

The contract amendment for Phase 2, Schematic Design & Project Development, with the objective of designing the structure, and performing all associated work required to develop the design and construct the project, was approved in December 2012.

DISCUSSION:

As discussed with the Council in January, staff has anticipated a contract amendment with Garver to provide the design services necessary to continue this project as directed. This contract amendment will increase the compensation to Garver, LLC and its sub-consultants as detailed in the attached amendment. This amendment is necessary to compensate Garver for design services that are necessary to provide additional services which were not originally contemplated, to redesign certain elements of the project that have changed or may potentially change, and for the addition of square footage in the north liner builder that was not in the design contract.

BUDGET/STAFF IMPACT:

Funding for this portion of the contract is coming from parking revenue bond proceeds. The attached budget adjustment moves funds from the construction subproject to the design subproject.

Attachments:

Contract Amendment No. 2

RESOLUTION NO. _____

A RESOLUTION TO APPROVE AMENDMENT NO. 2 TO THE CONTRACT WITH GARVER, LLC IN AN AMOUNT NOT TO EXCEED \$69,825.00 FOR ADDITIONAL DESIGN SERVICES ON THE SPRING STREET PARKING DECK PROJECT, AND TO APPROVE A BUDGET ADJUSTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby approves Amendment No. 2 to the contract with Garver, LLC in an amount not to exceed \$69,825.00 for additional design services on the Spring Street Parking Deck project.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution as Exhibit "A".

PASSED and APPROVED this 1st day of April, 2014.

APPROVED:

ATTEST:

By: _____
LIONELD JORDAN, Mayor

By: _____
SONDRA E. SMITH, City Clerk/Treasurer

**AMENDMENT TO AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES
CITY OF FAYETTEVILLE
FAYETTEVILLE, ARKANSAS
Project No. 11047180**

**SPRING STREET PARKING DECK
CONTRACT AMENDMENT NO. 2**

This Contract Amendment No. 2, dated _____, 2014 shall amend the original contract between the **CITY OF FAYETTEVILLE** (Owner) and **GARVER, LLC** (Engineer), dated February 21, 2012 referred to in the following paragraphs as the original contract.

This Contract Amendment No. 2 adds additional design services for the:

Construction of a Parking Deck to be located in the Downtown/Dickson Street area including the associated liner buildings and infrastructure improvements.

The original contract is hereby modified as follows:

SECTION 5 – PAYMENTS TO GARVER

5.1 Compensation

Increase the not to exceed amount by \$69,825.

EXHIBIT A – SCOPE OF SERVICES

Add Section 1.2.6 to the *Exhibit A - Scope of Services* for additional services as follows:

1.2 PHASE 2 – SCHEMATIC DESIGN AND PROJECT DEVELOPMENT

1.2.6 Additional Services

- A. Perform a Phase I Environmental Site Assessment for the existing WAC Administrative Offices and provide a report of findings.
- B. Prepare a Property Line Adjustment survey and plat to adjust the property lines to reflect the footprint of the Parking Deck and the eastern Liner Building in accordance with the City of Fayetteville Planning requirements.
- C. Redesign the existing 60% Design Development (DD) plans to remove the open patio area and replace with a liner building shell on the east side of the parking deck.
- D. Redesign the underground storage and reuse rainwater tanks to be relocated on the east side of the parking deck structure to allow for potential future development along the east side of the parking deck.

- E. Architectural Services related to the expansion of the Northern Liner Building from a 10,500-sf two-story facility to a 15,500-sf three-story facility.

EXHIBIT B – SUMMARY OF COSTS

Add the Exhibit B sheets attached hereto to Exhibit B contained in the original contract and Amendment No. 1.

This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

OWNER

ENGINEER

CITY OF FAYETTEVILLE

GARVER, LLC

By: _____

By: Brian Hall

Title: _____

Title: EXEC VP

ATTEST: _____

ATTEST: R. S. [Signature]

EXHIBIT B - AMENDMENT NO. 2

**CITY OF FAYETTEVILLE
 SPRING STREET PARKING DECK**

FEE SUMMARY

	Original Agreement	Amendment 1	Amendment 2	Totals
Phase 1 - Site Selection				
<i>Geotechnical Services (Grubbs, Hoskyn, Barton & Wyatt)</i>	\$76,000.00	\$0.00	\$0.00	\$76,000.00
<i>Architectural Services (AFHJ Architects/KB Architects)</i>	\$64,900.00	\$0.00	\$0.00	\$64,900.00
<i>Parking Garage Specialist (Carl Walker, Inc.)</i>	\$55,000.00	\$0.00	\$0.00	\$55,000.00
<i>Prime Consultant - Garver</i>	\$40,000.00	\$0.00	\$0.00	\$40,000.00
Subtotal for Phase 1 Services	\$235,900.00	\$0.00	\$0.00	\$235,900.00
Phase 2 - Schematic Design and Project Development				
<i>Utility Marking (ARKUPS)</i>	\$0.00	\$750.00	\$0.00	\$750.00
<i>Title Research (Elite Title)</i>	\$0.00	\$250.00	\$0.00	\$250.00
<i>Geotechnical Services (Grubbs, Hoskyn, Barton & Wyatt)</i>	\$0.00	\$28,000.00	\$0.00	\$28,000.00
<i>Surveys</i>	\$0.00	\$15,000.00	\$0.00	\$15,000.00
<i>Property Line Adjustment</i>	\$0.00	\$0.00	\$6,000.00	\$6,000.00
Schematic Design Development				
Garver	\$0.00	\$79,700.00	\$0.00	
Carl Walker - Parking Deck Specialist	\$0.00	\$38,400.00	\$0.00	
AFHJ Architects	\$0.00	\$28,100.00	\$0.00	\$146,200.00
Preliminary Project Design				
Garver	\$0.00	\$102,300.00	\$0.00	
Carl Walker - Parking Deck Specialist	\$0.00	\$45,000.00	\$0.00	
AFHJ Architects	\$0.00	\$37,500.00	\$0.00	\$184,800.00
Construction Documents				
Garver	\$0.00	\$106,100.00	\$0.00	
Carl Walker - Parking Deck Specialist	\$0.00	\$86,700.00	\$0.00	
AFHJ Architects	\$0.00	\$75,000.00	\$0.00	\$267,800.00
Additional Services				
Garver	\$0.00	\$0.00	\$17,300.00	
Carl Walker - Parking Deck Specialist	\$0.00	\$0.00	\$0.00	
AFHJ Architects	\$0.00	\$0.00	\$46,525.00	\$63,825.00
Construction Contract Procurement				
Garver	\$0.00	\$17,900.00	\$0.00	
Carl Walker - Parking Deck Specialist	\$0.00	\$4,900.00	\$0.00	
AFHJ Architects	\$0.00	\$9,400.00	\$0.00	\$32,200.00
Subtotal for Phase 2 Services	\$0.00	\$675,000.00	\$69,825.00	\$744,825.00
Phase 3 - Construction Administration Services				
<i>Construction Materials Testing</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Construction Phase Services</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Project Close-Out</i>	\$0.00	\$0.00	\$0.00	\$0.00
<i>Post-Occupancy Review</i>	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal for Phase 3 Services	\$0.00	\$0.00	\$0.00	\$0.00

EXHIBIT B - AMENDMENT NO. 2

**CITY OF FAYETTEVILLE
 SPRING STREET PARKING DECK**

PROPERTY LINE ADJUSTMENT

WORK TASK DESCRIPTION	E-6	E-5	T-2	T-1	S-5	S-4	S-3	S-2	S-1	2-Man Crew (Survey)	3-Man Crew (Survey)	MANHOUR SUBTOTALS
	\$220.00	\$180.00	\$95.00	\$73.00	\$130.00	\$102.00	\$71.00	\$54.00	\$43.00	\$164.00	\$203.00	
	hr	hr	hr	hr	hr	hr	hr	hr	hr	hr		
1. Surveys - Topographic												
Horizontal and Vertical Control												
Topographic Survey Data Collection												
Utility Locations												
Data Processing/DTM Preparation												
Platting and LSD Preparation												
Subtotal - Surveying	0	0	0	0	0	0	0	0	0	0	0	
2. Surveys - Property												
Coordinate and Analyze Proposed Lot Configuration		1			6							
Set Lot Corners					2					10		
Data Processing/Property Delineation					4							
Platting and Planning Requirements		1		16	4	6						
Subtotal - Surveying	0	2	0	16	16	6	0	0	0	10	0	
Hours	0	2	0	16	16	6	0	0	0	10	0	50
Salary Costs	\$0.00	\$360.00	\$0.00	\$1,168.00	\$2,080.00	\$612.00	\$0.00	\$0.00	\$0.00	\$1,640.00	\$0.00	\$5,860.00
SUBTOTAL - SALARIES:												\$5,860.00
<u>DIRECT NON-LABOR EXPENSES</u>												
Document Printing/Reproduction/Assembly		\$60.00										
Survey Supplies		\$40.00										
Postage/Freight/Courier		\$0.00										
Travel Costs		\$40.00										
SUBTOTAL - DIRECT NON-LABOR EXPENSES:												\$140.00
TOTAL FEE:												\$6,000.00



**City of Fayetteville Parking Deck
Additional Architectural Services**

3/13/2014

Mr. Ron Petrie, PE
Senior Project Manager
Garver
2049 East Joyce Blvd, Suite 400
Fayetteville, AR 72703

Re: City of Fayetteville Spring Street Parking Deck
Additional Architectural Services

Dear Ron,

There have been numerous revisions to the project scope that has resulted in the need to request an amendment to our agreement to provide Architectural Services for this project. The attached sheets provide a detailed breakdown of the amended tasks with the corresponding hours to perform the task. The amended services are related to changes in the northern liner building and the eastern liner building as summarized below along the associated fees:

NORTHERN LINER BUILDING

The original scope of services was approved with the plan that the WAC Architect was to provide programming for the entire northern liner building and that AFHJ was to provide production design of the interior and exterior of the facility. Since the agreement was approved, the facility size has increased from a two-story facility which included 6,000-sf of office replacement space and a 4,500-sf basement shell to a three-story facility with 15,500-sf of finished out office/back of house space. The scope for AFHJ was reduced to exclude the production design for the interior finish-out for the facility but the programming services was increased in order to finalize a facility that was acceptable to all parties along with the full design of the building exterior. A summary of the fees includes:

Fees associated with the Additional Services	\$60,125
Reduction in Fees associated with the Reduced Services	(\$27,500)
<u>Additional Liability Insurance Coverage</u>	<u>\$ 2,000</u>
NET INCREASE IN ARCHITECTURAL SERVICES	\$34,625

EASTERN LINER BUILDING

At the request of the City, the existing Design Development (DD) plans for the eastern liner building are to be redesigned to replace the open patio area with a liner building shell on the east side of the parking deck. The architectural fees for the redesign have been estimated to be \$11,900.

Therefore we respectfully request a total net fee amendment in the amount of \$46,525 for the amended services.

Sincerely Yours,

Laleh Amirmoez, AIA
President

AFHJ ARCHITECTS + PLANNERS

Attachments: AFHJ Fee Spreadsheets

Fayetteville Spring Street Parking - North Liner Building Scope Change - Architectural Services

Phase	Original and New Scope of Services	Original Hours	Amended Hours	Difference	Amended Fee
SD	Coordination meetings for scope definition	4	14	10	
	Internal Coordination mtgs/calls with WAC Architects	0	10	10	
	Coordination meetings of division of funding and division of responsibility	0	15	15	
	Schematic elevations for various options, review with WAC architects,	20	40	20	
	Research on existing WAC size and construction type to determine maximum allowable size for the North Liner	0	20	20	
	Building and fire separation requirements	8	30	22	
	Research on North liner building overhang over exg building	0	10	10	
	Coordination of the elevations with the evolving floor plans	10	30	20	
	Analysis of options for the space between the parking and the the liner building	0	10	10	
	SD PHASE TOTALS				137
DD	Research for fire rated windows, review options	0	15	15	
	Research for the updated exterior skin	0	10	10	
	Building system design for the upgraded construction type	0	10	10	
	Shifting, redrawing and redesigning the parking deck layout due to increased foot print of the North Liner Building	0	20	20	
	Study of the light well and space between the deck and the liner building	0	15	15	
	Changes in core design to accommodate plan changes	5	20	15	
	Cost analysis, value engineering	8	40	32	
	DD Wall sections exterior details	40	60	20	
	DD Exterior Elevations, details notes dimensions	20	40	20	
	Floor plans interior dimensions and coordination	40	20	-20	
	Enlarged plans, internal stairs	40	40	0	
	Coordination issues due to increased size resulting in close proximity to existing chillers	0	10	10	
	Roof plan and details	20	30	10	
	Interior elevations	20	0	-20	
	Interior materials specifications for liner building	40	0	-40	
	Window schedule and details, variation in window design	20	30	10	
	Exterior and interior door schedule and details	20	10	-10	
	Details related to increased complexity of the skin design	0	10	10	
Specification for exterior skin system	20	20	0		
DD PHASE TOTALS				107	\$13,375.00
CD	Details related to fire rated windows	0	10	10	
	Details and documentation related to the required fire rating of building systems	0	10	10	
	Specification for fire rated windows	0	16	16	
	Specification for required fire proofing	0	16	16	
	Details related to increased complexity of the skin design	0	10	10	
	Detailed Wall sections exterior details, notes and dimensions	40	80	40	
	Detailed interior Elevations, details notes dimensions	20	40	20	
	Floor plans interior dimensions and coordination	80	20	-60	
	Interior elevations	20	0	-20	
	interior materials specifications for liner building	40	0	-40	
	window schedule and details, variation in window design	20	30	10	
	Exterior and interior door schedule and details	20	10	-10	
Details related to increased size resulting in close proximity to existing chillers	0	15	15		
CD PHASE TOTALS				17	\$2,125.00
Additional Liability Insurance Coverage					\$2,000.00
TOTALS					\$34,625.00

Memorandum

From: AFHJ Architects
Project: Fayetteville Spring Street Parking
Project No: 1201.2
Date: 02.12.14
To: Ron Petrie
Garver

Re: Additional services related to the redesign of the East Liner Building addition

EAST LINER BUILDING

Coordination meetings	10
Redesign elevations and plans	40
Revised building sections	15
Coordination with engineering disciplines	10
Coordinate connection to deck	10
Coordination with grading	10

<u>Total Additional East Liner Building</u>	95 hrs	\$11,900
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