



DATE: June 25, 2019

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Rengstorff Park Community Center, Construction, Project 17-32 – Authorize Professional Services Agreement**

RECOMMENDATION

Authorize the City Manager to execute a professional services agreement with Cumming Construction Management, Inc. for Rengstorff Park Community Center, Construction, Project 17-32, for a total not-to-exceed fee of \$100,000.

BACKGROUND

On September 8, 2015, the City Council authorized the City Manager to execute an agreement with Cumming Construction Management, Inc. (“Cumming”) to provide construction management services to remodel and expand the Community Center for \$650,000 under the Rengstorff Park Community Center, Design, Project 15-43. The initial contract was to provide preconstruction and quality control review of the Community Center project as well as to advise the City on obtaining Green Building certification. The City generally contracts with a construction management firm on large, complex projects to avoid temporarily increasing City staffing for the duration of the project.

During the design phase of this project, staff determined that the Cumming contract did not include sufficient funding to oversee construction completion. On March 21, 2017, prior to the start of construction, the City Council authorized an amendment to increase the Cumming contract by \$200,000 for a total not-to-exceed amount of \$850,000.

ANALYSIS

Although the Community Center opened in February 2019, the contractor, BHM Construction Inc., is still working on punch list items to complete the project. Cumming is still representing the City to ensure BHM fulfills its contract requirements and construction activities are inspected.

The budgets for the Rengstorff Park Community Center, Design, Project 15-43, and the Cumming contract are nearly exhausted. The recommended action would create a new contract with Cumming under Rengstorff Park Community Center, Construction, Project 17-32, to provide the following services:

- Construction management services from March 2019 through September 2019.
- Review of contractor claims.
- Additional building commissioning services to obtain Green Building certification. The project will be able to meet LEED Silver® level, and has the potential to meet LEED Gold® level.

FISCAL IMPACT

Rengstorff Park Community Center, Construction, Project 17-32, has a total project funding of \$24,014,439. The not-to-exceed contract amount of \$100,000 includes \$75,000 for basic services, including reimbursable expenses, and a contingency in the amount of \$25,000 for additional services. The project budget is adequate to fund the recommendation.

ALTERNATIVES

1. Do not approve the recommended contract with Cumming Construction Management, Inc., and perform the work with City staff.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

Prepared by:

Byron Lim
Senior Civil Engineer/Construction

Reviewed by:

Lisa Au
Principal Civil Engineer/Capital Projects

Approved by:

Michael A. Fuller
Public Works Director

Audrey Seymour Ramberg
Assistant City Manager/Chief
Operating Officer

BL/TS/6/CAM
911-06-25-19CR

Attachment: 1. Cumming Construction Scope of Work and Fees

cc: AFASD, APWD–Solomon, PCE – Au, SCE – Lim, SMA – Goedicke, PA – Li, F/c