



DATE: February 12, 2019

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Rengstorff Park Community Center Design, Project 15-43, and Construction, Project 17-32 – Amend Professional Services Agreement with Dahlin Group, Inc.**

RECOMMENDATION

Authorize the City Manager to amend the professional services agreement with Dahlin Group, Inc., for the Rengstorff Park Community Center Design, Project 15-43, with funding from Rengstorff Park Community Center Construction, Project 17-32, to provide additional services and increase compensation by \$100,000 for a total contract amount not to exceed \$1,773,285.

BACKGROUND

On January 13, 2015, the City Council approved a contract with Dahlin Group, Inc. (Dahlin), for \$1,140,230 to provide architectural design services for the Rengstorff Park Community Center Design, Project 15-43. Through the course of the project, additional work was required and the Dahlin contract was amended twice with a current total agreement fee of \$1,673,285.

On June 20, 2017, Council awarded the Community Center Remodel construction contract to BHM Construction Inc. Construction is nearly complete and the Grand Opening is scheduled for February 23, 2019.

Throughout the course of construction, Dahlin and their subconsultants have responded to numerous field and construction conditions that required modifications to the design drawings and specifications. These modifications, as well as additional engineering and architectural assistance, were required to resolve construction and field issues that were beyond the scope of Dahlin's basic services.

The additional services used to date include, but are not limited to:

- Required revisions to the base building structural and roof and roofing system to address structural deficiencies that were not known at the time the project was designed;
- Electrical provisions to support a future emergency generator hook-up;
- City-requested changes during construction to address end user requirements;
- Site and utility modifications required by unforeseen conditions;
- Additional provisions to accommodate future electric vehicle chargers;
- Upgrades to the audio-visual systems; and
- Additional detailing and coordination to accommodate changes in several of the public art elements designed by others.

Dahlin submitted proposals and cost justifications for the above items that staff has reviewed and found to be reasonable for the work involved. Staff subsequently issued a comprehensive additional services authorization per the terms of the current agreement.

ANALYSIS

The number and complexity of the site and building changes that the consultant's team was required to address to date have nearly exhausted the available additional services fees in their current agreement. Some of the project changes to date could not be incorporated into additional service authorizations as they would exceed the maximum compensation limits of the consultant's agreement.

The below services were not included in the current agreement but have already been completed or substantially performed by the consultant.

- Extensive re-detailing of exterior siding after the City elected to award the add-alternate system to change the exterior siding from the base design material ("cedar") to "Trespa";

- Coordination and redesign of electrical systems connections for the addition of the solar photovoltaic add-alternate system; and
- Provided extended construction administrative services through the end of February 2019.

The following service has not commenced but is recommended by staff to be added to the agreement:

- Provide administrative and technical support to apply for sufficient points to potentially qualify the project for a U.S. Green Building Council LEED Gold® rating (rather than just LEED Silver®).

Staff has reviewed the related proposals from the consultant and found them to be reasonable for the work involved.

The proposed amount of the amendment of \$100,000 brings the total of the Dahlin contract to \$1,773,285, which is less than 10 percent of the total construction contract.

FISCAL IMPACT

Rengstorff Park Community Center Construction, Project 17-32, is funded with \$24,014,439, of which \$18,550,000 is committed from the Park Land Dedication Fund, \$5 million is from the Strategic Property Acquisition Reserve Fund, and \$464,439 is from a Housing-Related Parks Program (HRP) grant. No additional appropriation is required for the recommended action.

ALTERNATIVES

1. Direct staff to renegotiate the amended scope and fees.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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DP/TS/1/CAM
943-02-12-19CR-1

Attachment: 1. Dahlin – Amendment No. 3 Fee Schedule

cc: APWD-Solomon, CSD, ACSD, PCE – Au, PCE – Macaraeg, SPM – Printy, SMA –
Goedicke, PA – Li, File 17-32