



# City of Grand Island

Tuesday, November 8, 2016

Council Session

## Item G-9

**#2016-272 - Approving Amendment #2 with JEO to the  
Architectural Service Project 2015-AS-1 - Remodel of the Utilities  
Service Center Building**

Staff Contact: Tim Luchsinger, Stacy Nonhof

# Council Agenda Memo

**From:** Tim Luchsinger, Utilities Director  
Stacy Nonhof, Assistant City Attorney

**Meeting:** November 8, 2016

**Subject:** Contract for Architectural Services for the Electric Service Center Building at 1116 W. N. Front – Amendment #2

**Presenter(s):** Tim Luchsinger, Utilities Director

## Background

On April 28, 2015, City Council approved a contract with JEO Architects for an initial amount of \$45,000.00 to evaluate space requirements and develop a conceptual design and building estimate for the remodel of the Electric Service Center Building at 1116 W. N. Front Street and a new garage to be constructed immediately north of the existing garage. It was determined by City staff to use a phased approach for this project.

## Discussion

Phases 1 and 2 have been completed with a preliminary design of the new garage and remodel as well as the development of the construction drawings and specifications that were issued for bids. The Vehicle Storage Building Construction Contract was awarded to Rathman & Manning Corporation on July 12, 2016. Phase 3 of the Contract for Architectural Services includes the construction administration of the new building. The contracted amount needed to perform Phase 3 is \$36,000.00. This is a not to exceed amount billed on actual hours worked.

## Alternatives

It appears that the Council that the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to a future date
4. Take no action on the issue

## **Recommendation**

City Administration recommends that the Council approve Amendment #2 to the Contract for Architectural Services for the Electric Service Center Building at 1116 W. N. Front Street with JEO Architects with a not to exceed amount of \$36,000.00.

## **Sample Motion**

Move to approve Amendment #2 to the Contract for Architectural Services for the Electric Service Center Building at 1116 W. N. Front Street with JEO Architects with a not to exceed amount of \$36,000.00.

The AIA Document B104 - 2007 Standard Form of Agreement Between Owner and Architect by and between the following Owner and Architect:

**OWNER:** City of Grand Island Utilities Department  
 City of Grand Island  
 City Hall, P.O. Box 1968  
 Grand Island, NE 68802-1968

**ARCHITECT:** JEO Architecture, Inc.  
 2700 Fletcher Ave  
 Lincoln, NE 68504

for the following project:

**PROJECT:** "Architectural Services Project 2015-AS-1"

is hereby amended as follows:

Include PART 3 – Construction Administration Phase: JEO shall be compensated for these services in accordance with standard hourly billing rates with a not-to-exceed amount of \$36,000.

ADDITION \$36,000.00

<b>The original Contract Sum</b>	<u>\$45,000.00 (PART 1)</u>
<b>Previous Amendment Amounts</b>	<u>\$99,000.00 (PART 2)</u>
<b>The Contract Sum is increased by this Amendment</b>	<u>\$36,000.00. (PART 3)</u>
<b>The Contract Sum is decreased by this Amendment</b>	<u>\$0.00</u>
<b>The total modified Contract Sum to date</b>	<u>\$180,000.00</u>

Approval and acceptance of this Amendment acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described therein.

APPROVED: **CITY OF GRAND ISLAND**

By: \_\_\_\_\_

Date \_\_\_\_\_

Attest: \_\_\_\_\_

\_\_\_\_\_  
 Approved as to Form, City Attorney

ACCEPTED: **JEO Architecture, INC.**

By: 

Date 10-19-2016

RESOLUTION 2016-272

WHEREAS, a contract with JEO Architects was awarded on April 28, 2015 to evaluate space requirements and develop a conceptual design and building estimate for the remodel of the Electric Service Center Building at 1116 W. North Front Street; and

WHEREAS, it was determined by City staff to use a phased approach for this project, and Phase 2 is nearing completion; and

WHEREAS, Phase 3 includes construction administration of the new building; and

WHEREAS, the contracted amount needed to perform Phase 3 will be a not to exceed amount of \$36,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Phase 3 of the Contract for Architectural Services for the Electric Service Center Building at 1116 W. North Front Street is hereby approved, and the Mayor is authorized to sign Amendment #2 on behalf of the City of Grand Island.

---

Adopted by the City Council of the City of Grand Island, Nebraska, November 8, 2016.

---

Jeremy L. Jensen, Mayor

Attest:

---

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
November 4, 2016	☒ City Attorney