



City of Grand Island

Tuesday, October 22, 2013

Council Session

Item G-4

#2013-341 - Approving Amendment #1 to the Contract for Phelps Control Center Architectural Services with Webb & Company Architects, Inc.

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Tim Luchsinger, Utilities Director

Meeting: October 22, 2013

Subject: Contract for Phelps Control Center Architectural Services – Amendment #1

Item #'s: G-4

Presenter(s): Tim Luchsinger, Utilities Director

Background

Phelps Control Center (PCC), located directly west of Burdick Generating Station, is the main electric system control center for the City. This facility is the main point of contact for Department communications with other electric utilities, marketing agents and regulatory agencies. In addition, PCC personnel handle all power outage calls, provide maintenance for all electrical substations and ensure the electric department remains compliant with federal reliability standards. PCC personnel also utilize a warehouse located along Sycamore Street near the underpass that houses spare substation parts, maintenance equipment and other substation and transmission related materials. Due to its age and location, a newer, more secure facility is desired. Directly north of the PCC facility is an open field that is large enough to construct a new building that could provide warehouse, shop, office and garage space. The entire PCC and Burdick location is surrounded by chain link fence with a card reader access gate for entry. The proposed location is within this fenced area and provides the necessary security. This new building would provide for present and future needs. The scope of this building is limited to the transmission and dispatch division and does not include any use by the distribution engineering division.

On June 25, 2013, City Council approved a contract with Webb Architects for \$16,000 to evaluate space requirements and develop a preliminary design and building estimate for the remodel of Phelps Control Center and a new warehouse to be constructed immediately north of Phelps Control Center. Due to the fact that the warehouse and remodel are two distinct projects, it was determined by Department staff to separate the two tasks into independent, phased projects and proceed with the warehouse first.

Discussion

Phase 1 has been completed with a preliminary design and estimate of the new warehouse. Phase 2 will be the development of the construction drawings and specifications to be issued for bids. In addition, Phase 2 will also include construction management of the project. After evaluating building needs and requirements and developing a detailed estimate, Webb provided a fee of \$96,500 to perform Phase 2 and a revised contract completion date of February 28, 2015 to allow the completion of the remodeling project following the warehouse construction. Department staff has reviewed the contract amendment and recommends approval.

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 #1 to the Contract for Phelps Control Center Architectural Services with Webb & Company Architects.

Sample Motion

Move to approve Amendment #1 to the Contract for Phelps Control Center Architectural Services with Webb & Company Architects.



Working Together for a
Better Tomorrow. Today.

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: Webb & Company Architects, Inc.
387 North Walnut Street
Grand Island, NE 68801

for the following project:

PROJECT: "Phelps Control Center Addition & Remodel"

is hereby amended as follows:

- 1 Provide Basic Services Design (3.2), Construction Documents (3.3), and Construction Phase Services (3.4) ONLY for the new Warehouse Building as identified in the Preliminary Design Phase.
ADDITION \$96,500.00

- 2 Change the Substantial Completion date in AIA B104 Contract, Article 1.1 to February 28th, 2015.

The original Contract Sum	<u>\$16,000.00</u>
Previous Amendment Amounts	<u>\$ -</u>
The Contract Sum is increased by this Amendment	<u>\$ 96,500.00</u>
The Contract Sum is decreased by this Amendment	<u>\$0.00</u>
The total modified Contract Sum to date	<u>\$ 112,500.00</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: **WEBB & COMPANY ARCHITECTS, INC.**

By: Martin L. Webb, AIA

Date 9-25-2013

RESOLUTION 2013-341

WHEREAS, on June 25, 2013, City Council approved a contract with Webb Architects for \$16,000, to evaluate space requirements and develop a preliminary design and building estimate for the remodel of Phelps Control Center and a new warehouse to be constructed immediately north of Phelps Control Center; and

WHEREAS, it was determined to use a phased approach to construct the warehouse building before the remodel of Phelps Control Center, and this changes the practical end date for both projects; and

WHEREAS, Phase 2 of the project will be the development of the construction drawings and specifications to be issued for bids, and will include construction management of the project; and

WHEREAS evaluating building needs and requirements, the amount needed to perform Phase 2 is \$96,500, and the contract end date will need to be extended to February 28, 2015 to allow for the completion of the remodeling project following the warehouse construction.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment No. 1 to the Contract for Phelps Control Center Architectural Services with Webb & Company Architects, in the amount of \$96,500.00, is hereby approved, and the Mayor is authorized to sign the Amendment on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, October 22, 2013.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
October 18, 2013	☐ City Attorney