



City of Grand Island

Tuesday, January 27, 2015

Council Session

Item G-6

#2015-19 - Approving Amendment #2 with Webb & Company Architects, Inc. for the Phelps Control Warehouse and Remodel

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

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

Meeting: January 27, 2015

Subject: Contract for Phelps Control Center Architectural Services – Amendment #2

Item #'s: G-6

Presenter(s): Tim Luchsinger, Utilities Director

Background

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. On October 8, 2013, Amendment #1 was approved for \$96,500 to authorize Webb Architects to complete the detailed design of the new warehouse and provide construction management. A contract with Lacy Construction Company was approved on April 22, 2014 to build the new warehouse.

Discussion

The construction of the new warehouse is nearing completion. During the construction, there was a concern about the possibility of standing water on the north side during heavy rains. To alleviate this issue, Webb Architects proposed a change in the design by connecting the north downspouts to the storm water system. The design engineering for this change is \$1,500.00. Due to issues that developed during the construction process, the construction schedule for this project has been extended approximately one and a half months, resulting in an additional construction management services cost of \$2,250.00. Total changes to the contract are \$3,750.00. An extension to the contract to cover the entire construction period is recommended as well.

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 Phelps Control Center Architectural Services with Webb & Company Architects in the amount of \$3,750.00.

Sample Motion

Move to approve Amendment #2 to the Contract for Phelps Control Center Architectural Services with Webb & Company Architects in the amount of \$3,750.00.

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

January 16, 2015

for the following project:

PROJECT: "Phelps Control Center Addition & Remodel"

is hereby amended as follows: AIA Contract Amendment #2

1. Provide additional engineering services for Olsson Associates, Civil Engineer to design a new storm drainage system for the north side of the new Warehouse Building.

ADDITION \$1,500.00

2. Change the Architect Substantial Completion date in the original AIA B104 Contract, Article 1.1 to March 31, 2015. This is due to the Lacy Construction Company, General Contractor's construction delay of the substantial completion and the time extension from January 15, 2015 to February 27, 2015 as approved by Change Order #1.

3. Provide additional architectural Construction Phase Services due to Lacy Construction's delay of substantial completion of one and one-half months for Webb & Company Architects per AIA B104 Owner & Architect Contract Article 4 Additional Services.

ADDITION \$2,250.00

The original Contract Sum	<u>\$16,000.00</u>
Previous Amendment Amounts	<u>\$ 96,500.00</u>
The Contract Sum is increased by this Amendment	<u>\$ 3,750.00</u>
The Contract Sum is decreased by this Amendment	<u>\$0.00</u>
The total modified Contract Sum to date	<u>\$ 116,250.00</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: _____

Date _____

RESOLUTION 2015-19

WHEREAS, Webb & Company Architects, of Grand Island, Nebraska, was awarded the contract for the Phelps Control Center Warehouse construction and Remodel Architectural Services at the June 25, 2013 City Council meeting; and

WHEREAS, due to some unforeseen circumstances (drainage issues and additional construction management services), additional work was required; and

WHEREAS, the above described work was not included in the original scope of the project; and

WHEREAS, Amendment #2 was prepared for an increase in the amount of \$3,750.00, resulting in a final contract amount of \$116,250.00, and an extended completion deadline from January 15, 2015 to February 27, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Amendment #2 with Webb & Company Architects, Inc., of Grand Island, Nebraska, resulting in an increased cost of \$3,750.00, for a final contract price of \$116,250.00, and an extended completion deadline from January 15, 2015 to February 27, 2015, is hereby approved.

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Adopted by the City Council of the City of Grand Island, Nebraska, January 27, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form ✕ _____
January 23, 2015 ✕ City Attorney