



City of Grand Island

Tuesday, December 8, 2015

Council Session

Item G-6

**#2015-332 - Approving Amendment #1 to the Contract for
Architectural Services for the Electric Service Center Building at
1116 W. North Front Street**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Tim Luchsinger, Utilities Director

Meeting: December 8, 2015

Subject: Contract for Architectural Services for the Electric Service Center Building at 1116 W. North Front – Amendment #1

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 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 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

Phase 1 is nearing completion with a preliminary design of the new garage and remodel layout of the Service Center. Phase 2 will be the development of the construction drawings and specifications to be issued for bids and JEO has provided a fee of \$99,000 to perform these services. This is a not to exceed amount billed on actual hours worked.

Phase 3 will include the construction management portion of the project and a future amendment will be brought to Council for consideration when the scope of that phase has been further defined.

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 Architectural Services for the Electric Service Center Building at 1116 W. North Front Street with JEO Architects in an amount not to exceed \$99,000.00.

Sample Motion

Move to approve Amendment #1 to the Contract for Architectural Services for the Electric Service Center Building at 1116 W. North Front Street with JEO Architects in an amount not to exceed \$99,000.00.

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 2 – Construction Documents and Bidding Phases: JEO shall be compensated for these services in accordance with standard hourly billing rates with a not-to-exceed amount of \$99,000.

ADDITION \$99,000.00

The original Contract Sum	<u>\$45,000.00 (PART 1)</u>
Previous Amendment Amounts	<u>-</u>
The Contract Sum is increased by this Amendment	<u>\$99,000.00</u>
The Contract Sum is decreased by this Amendment	<u>\$0.00</u>
The total modified Contract Sum to date	<u>\$144,000.00</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 11-18-15

RESOLUTION 2015-332

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 1 is nearing completion; and

WHEREAS, Phase 2 will be the development of the construction drawings and specifications to be issued for bid; and

WHEREAS, the contracted amount needed to perform Phase 2 will be a not to exceed amount of \$99,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Phase 2 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 #1 on behalf of the City of Grand Island.

Adopted by the City Council of the City of Grand Island, Nebraska, December 8, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☒ _____
December 4, 2015	☒ City Attorney