



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01094

Consent Item 04

Title: Supplemental Agreement No. 1: Fire Station 15 (F13000800)

Recommendation: Pass a Motion authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 1 to Contract No. 2015-2130 with WLC Architects, Inc. to increase the architectural and engineering design services fees for Fire Station 15 by \$189,600 for a revised total contract amount not to exceed \$565,000.

Location: 1640 West El Camino Avenue, District 3

Contact: Amy Smith, Associate Architect, (916) 808-2262, Department of Public Works;
Chris Costamagna, Deputy Fire Chief, (916) 808-1604, Fire Department

Presenter: None

Department: Public Works

Attachments:

1-Description/Analysis

2-Supplemental Agreement

Description/Analysis

Issue Detail: WLC Architects, Inc. has requested compensation for additional design services and coordination efforts related to: storm water retention and drainage; the adjacent development project to the east; the addition of a fitness room; the addition of a tool maintenance area; and other changes that were not provided for in the original scope.

Policy Considerations: The recommendation in this report is in accordance with the provisions of City Code Chapter 3.64.

Economic Impacts: None

Environmental Considerations: In accordance with Section 15061(b)(3) of the California Environmental Quality Act Guidelines, no environmental review is necessary because the recommendation in this report involves architectural and engineering design services, which can be seen with certainty to have no significant effect on the environment. Additional environmental review will be required prior to beginning construction of the project, and will be presented to City Council at the time of construction award.

Sustainability: Fire Station 15 will be designed and certified with a Leadership in Energy and Environmental Design (LEED) Silver rating.

Commission/Committee Action: None

Rationale for Recommendation: City staff have reviewed the request for additional compensation, the additional consultant hours expended to date, and the anticipated hours necessary to complete the design, and support the amount of additional compensation requested.

Financial Considerations: Sufficient funding exists in the Fire Station 15 project budget (Measure U Special Revenue Fund, Fund 2401) to execute the recommended supplemental agreement with WLC Architects, Inc. for architectural and engineering design services in the amount of \$189,600 for a revised total contract amount not to exceed \$565,000.

Local Business Enterprise (LBE): WLC Architects, Inc. is not an LBE, but has partnered with Cunningham Engineering Corporation, and Silva Cost Consulting, Inc. for this contract to exceed the minimum LBE participation requirement. Cunningham Engineering Corporation provides architectural and engineering design services. Silva Cost Consulting, Inc. provides cost estimating services.



Requires Council Approval: No YES Meeting: TBD

Real Estate Other Party Signature Needed Recording Requested

General Information

Type: Professional Services Formal Bid-Prof Service	PO Type:	Attachment: Supplement No.: 1 Original Doc Number: 2015-2130
\$ Not to Exceed: \$ 189,600.00		
Other Party: WLC ARCHITECTS		Certified Copies of Document::
Project Name: FIRE STATION 15		Deed: <input type="checkbox"/> None <input type="checkbox"/> Included <input type="checkbox"/> Separate
Project Number: F130000820	Bid Transaction #:B16014541003	LBE: 5%

Department Information

Department: PUBLIC WORKS Division: A&E
 Project Mgr: Amy Smith Supervisor: James Christensen
 Contract Services: Tim Hopper Date: 8-16-15 Division Mgr: Jon Blank
 PM Phone Number: 808-2262 Org Number: 15004541

Comment:

Review and Signature Routing

Department	Signature/Initial	Date
Project Mgr:	A. Smith <i>[Signature]</i>	8/23/2016
Contract Services:	T. Hopper <i>[Signature]</i>	8-16-16
Supervisor:		
Division Manager:		
City Attorney	Signature or Initial	Date
City Attorney:	G. Lindsey <i>[Signature]</i>	8/24/16

Call Tim Hopper x8173 Notify for Pick Up

Authorization	Signature	Date
JERRY WAY Department Director:		
City Mgr: yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

For City Clerk Processing

Finalized:

Initial:

Date: _____

Imaged:

Initial: _____

Date: _____

Received:
(City Clerk Stamp Here)

Contract Cover/Routing Form: Must Accompany ALL Contracts; however, is not part of the contract. (01-01-09)

SUPPLEMENTAL AGREEMENT- CITY MANAGER APPROVAL

Project Title and Job Number: PSA for Design Services for Fire Station 15 (PN:F13000820) Date: 8/10/2016
Purchase Order #: 0000031592 Supplemental Agreement No.: 01

The City of Sacramento ("City") and WLC Architects, Inc. ("Contractor"), as parties to that certain Professional Services Agreement designated as Agreement Number 2015-2130, including any and all prior supplemental agreements modifying said agreement (said agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The scope of Services specified in Exhibit A of the Agreement is amended as follows:
Refer to Attachment 1 to Exhibit A attached here and dated August 10, 2016, which describes an increase of the design fees during the Construction Document Phase, with an extension of the Time of Performance through May 31, 2017. All related services to be performed during the Construction Document Phase.

2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Contractor's fees and expenses, is **increased** by \$189,600, and said maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount:	\$375,400.00
Net change by previous supplemental agreements:	\$0.00
Not-to-exceed amount prior to this supplemental agreement:	\$375,400.00
Increase by this supplemental agreement:	\$189,600.00
New not-to-exceed amount including all supplemental agreements:	\$565,000.00

3. Contractor agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Contractor .

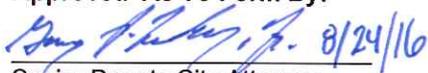
4. Contractor warrants and represents that the person or persons executing this supplemental agreement on behalf of Contractor has or have been duly authorized by Contractor to sign this supplemental agreement and bind Contractor to the terms hereof.

5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Contractor shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:

 8/23/2016
Project Manager Date

Approved As To Form By:

 8/24/16
Senior Deputy City Attorney

Approved By:

 8.23.16
Contractor Name/Title Date

Attested To By:

City Clerk

Approved By:

John F. Shirey, City Manager

Attachment 1 to Exhibit A

Date: August 10, 2016

Scope of Services

Timeline:

The City anticipates work to complete Construction Documents and conduct the associated competitive bidding process will be completed no later than March 31, 2017.

Construction Documents and Bidding:

The services are as described in that contract 2015-2130, executed on December 11, 2015, between WLC Architects, Inc. and the City.

The architectural and engineering design fees for the design of Fire Station 15 are being increased to account for the modifications and added complexity of the design. Substantial modifications were required to comply with the South Natomas Specific Plan design guidelines and obtain approval from the City's Planning Commission. The fire station is approximately 800 square feet larger than originally programmed. The increased square footage is attributable to program areas identified to accommodate an anticipated staffing level of (8), including a fitness room, study area, modified restroom and dormitory layouts, and length of apparatus bays. Unforeseen design challenges related to storm water management are another factor of the increase in design fees. Retention and drainage issues also impacted the structural design of the facility. The changes equate to a more complex fire station with a significantly higher construction budget which requires additional design fees to complete the design and construction documents.

Additional Compensation:

Phase IV – Construction Documents

Architect	\$ <u>138,600.00</u>
Civil Engineering	\$ <u>12,500.00</u>
Structural Engineering	\$ <u>14,500.00</u>
Mechanical/Plumbing/Fire Sprinkler Engineering	\$ <u>13,500.00</u>
Electrical Engineering	\$ <u>10,500.00</u>
Phase IV – Construction Documents Total	\$ <u>189,600.00</u>

CONTRACTOR shall be paid for the performance of Services on a lump sum/ % complete basis. A work plan reflecting the distribution of hours is contained in the project file.