



Legislation Text

File #: 08-1025, **Version:** 1

Resolution to Approve an Amendment to the Professional Services Agreement with Quinn Evans Architects for the Courts/Police Building (\$411,003.00)

Based on prior City Council actions, we have retained Quinn Evans Architects to perform the programming, master planning, preliminary design, schematic design, design development, construction documents, bidding, and construction administration phases of 15th District Court/Ann Arbor Police Services Bldg. project. Quinn Evans is now midway through producing the final construction documents. Clark Construction Co. has been retained as the Construction Manager, and early in January they will provide us with a "Guaranteed Maximum Price" for which they will construct the project. We plan to present this to you at your February 2, 2009 regular meeting. Clark will then let subcontracts for the various parts of the project, and manage those subcontracts to insure performance within time and budget constraints. Construction should begin March 2, 2009 and extend approximately 24 months until early 2011. We are now requesting your approval of the attached resolution which authorizes an amendment to the professional services agreement with Quinn Evans Architects for the costs involved in preparing a Site Plan, preparing audiovisual, telecommunications, and security systems plans and specifications, and for designing and documenting this as a certified LEED Gold project. The total amount of the amendment is \$411,003.00.

We did not initially anticipate the requirement to produce a full, official Site Plan submission for review and approval by the Planning Commission, so the costs associated with this were not included in the original agreement with Quinn Evans. The Quinn Evans design team met with the City planning staff on several occasions and prepared documentation for formal Site Plan approval of the project. After submission of the package, revisions were requested by planning staff and these were undertaken by the design team and updated documents were submitted for final review by staff and approval by the Planning Commission. The project was scheduled to be reviewed by the Planning Commission on June 17, 2008, but due to other items on the agenda, the petition for the Municipal Center was not heard. Instead this was rescheduled for the July 1, 2008 Commission meeting at which time it was approved. The cost of this extra work by the design team was \$54,068.00.

Audiovisual, telecommunications, and building security systems are needed in the finished project. Since we could not accurately determine the scope of what would be needed at the beginning of the project, these design services were not included in the original agreement with Quinn Evans. After we had completed the initial architectural work and could determine the scope of the design work for the audiovisual, telecommunications, and security systems, Quinn Evans secured the services of Shen Milsom & Wilke (SM&W), a specialized sub-consultant experienced in these areas. SM&W will provide the design for the relevant infrastructure to be included in the building contract, and also the design for the equipment which will be purchased and installed later under separate contract. The value of these items is \$212,790.00 consisting of:

\$87,165.00 Audiovisual

\$48,275.00 Telecommunications

\$77,350.00 Building Security Systems

During the schematic design phase, the project management team decided to seek LEED Gold certification for this project. A LEED certified building meets the highest green building and performance measures, including a superior building envelope for reduced energy consumption, the use of environmentally friendly materials such as locally produced or recycled materials, the use of water and energy conserving equipment, and even reduction of construction waste sent to landfills. Accomplishing these goals requires additional architectural design work, a more detailed energy analysis of the building envelope and its various systems, submission of detailed design and performance information to the USGBC [US Green Building Council], and independent third party verification that the completed project functions as planned. The cost associated with LEED Gold certification for this project is \$144,145.00, derived as follows:

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| \$49,350.00 | Architecture fees associated with building and its enhanced performance |
| \$14,795.00 | Energy modeling and analysis |
| \$5,000.00 | Application and review fees to USGBC for LEED Gold request |
| \$75,000.00 | Estimated third party commissioning and performance verification |

On May 7, 2008 the Ann Arbor DDA approved a grant of \$200,000.00 to the City to pay for the LEED Gold certification. A copy of their resolution is attached. This grant was incorporated into the project budget during the FY09 budget adoption.

Quinn Evans received Human Rights approval on February 1, 2007 and complies with the living wage ordinance. Sufficient funds for this amendment are available in the previously established capital project budget in Capital Projects Fund 0008. With this amendment, the value of the Quinn Evans contract will be \$5,273,603.

Prepared by: William R. Wheeler, P.E., Major Projects Manager

Reviewed by: Sue F. McCormick, Public Services Administrator

Approved by: Roger W. Fraser, City Administrator

Whereas, On January 8, 2007 Council directed the City Administrator to proceed with development of a site plan in conjunction with planning and design of a new building to house the 15th District Court and Ann Arbor Police Services in the Ann Arbor Municipal Center on the Fifth and Huron site;

Whereas, Quinn Evans Architects received living wage and contract compliance approval on February 1, 2007;

Whereas, On March 19, 2007 Council approved a professional services agreement with Quinn Evans Architects in the amount of \$129,250.00 to confirm the programmatic requirements of the 15th District Court and Ann Arbor Police Services, and also approved a budget of \$1,011,000.00 for the creation of a new site layout for the Ann Arbor Municipal Center and for the initial design, through schematic design, of the new Courts/Police Bldg.;

Whereas, On May 21, 2007 Council approved an amendment to the professional services agreement

with Quinn Evans Architects in the amount of \$833,350.00 for the creation of a new site layout for the Ann Arbor Municipal Center and for the initial design, through schematic design, of the new Courts/Police Bldg.;

Whereas, On October 22, 2007 Council approved an amendment to the professional services agreement with Quinn Evans Architects in the amount of \$3,900,000.00 for architectural services for design development, construction documents, bidding, and construction administration, of the new Courts/Police Bldg.;

Whereas, It is necessary to amend the professional services agreement with Quinn Evans Architects to provide for additional services to prepare and submit a Site Plan, prepare audiovisual, telecommunications, and building security systems plans and specifications, and design and document the Courts/Police Bldg. as a LEED Gold project, which will make the amended value of said agreement \$5,273,603;

Whereas, On May 7, 2008 the Ann Arbor DDA approved a grant of \$200,000.00 to the City to pay for the LEED Gold certification; and

Whereas, Funding for the amendment is available in the previously established capital project budget;

RESOLVED, That an amendment be authorized to the professional services agreement with Quinn Evans Architects for Site Planning; audiovisual, telecommunications, and security systems design; and LEED Gold documentation services for an amount not to exceed \$411,003.00;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said amendment after approval as to substance by the City Administrator and approval as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized to take the necessary administrative actions to implement this resolution.