MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: December 14, 2010

SUBJECT: AWARD OF BID AND APPROVAL OF SUPPLEMENTAL

CONSULTANT AGREEMENT NO. 2, FIRE STATION NO. 17, PROJECT

NO. 100214

#### I. RECOMMENDED ACTION:

Approve the award of bid for Fire Station No. 17, Project No. 100214, to Kirtley-Cole Associates LLC of Everett, WA, for the amount bid of \$5,003,719.67, and authorize the Mayor to sign the contract.

Approve Supplemental Consultant Agreement No. 2 with TCA Architecture-Planning, for supplemental final design and construction support services in an amount not to exceed \$670,000, and authorize the Mayor to sign the agreement.

#### II. DEPARTMENT CONTACT PERSONS:

Bill Campbell, Director of Public Works	425-556-2733
Ron Grant, Assistant Public Works Director/City Engineer	425-556-2742
Tim Fuller, Fire Chief	425-556-2202
Lisa Singer, Project Manager	425-556-2726

#### III. DESCRIPTION:

The Fire Station No. 17 project will construct a two-story (17,000 square feet) fire station at 16917 NE 116<sup>th</sup> Street in North Redmond. This station is designed to meet current and future needs for medic and fire service for the North Redmond area. The project includes the fire station, site improvements, storm detention facilities, and frontage improvements. The facility will include two drive-thru apparatus bays, one back-in aid vehicle bay, associated support space, training facility/backup emergency operations center, and sleeping and living quarters. The NE 116<sup>th</sup> Street Interim Improvement Project, completed in fall 2010, constructed the adjacent roadway and utility improvements, as well as the offsite storm improvements at Abbey Road Pond 2 needed for the Fire Station project.

The permitting and final design process has been successfully completed. All permits are in place. During final design, the fire station training room was updated to also serve as a backup Emergency Operations Center.

#### **Bid Results**

The project was advertised in the Daily Journal of Commerce on October 6, 13, and 20, 2010. The City Clerk received bids until 2:00 pm on November 4, 2010. Ten bids were received:

Bidder	Business Location	Amount Bid
Kirtley-Cole Associates LLC	Everett, WA	\$5,003,719.67
Sierra Construction Co., Inc.	Woodinville, WA	\$5,005,989.60
Blew's Construction, Inc.	Spokane, WA	\$5,154,603.00
Synergy Construction	Woodinville, WA	\$5,325,716.30
Powell Construction Co.	Bellevue, WA	\$5,359,835.57
Commercial Structures, Inc.	Burien, WA	\$5,414,075.30
Kassel & Associates, Inc.	Kirkland, WA	\$5,417,841.00
Berschauer Phillips Construction Co.	Olympia, WA	\$5,477,737.50
MJ Takisaki, Inc.	Seattle, WA	\$5,631,804.00
Chinn Construction, LLC	Redmond, WA	\$6,395,450.43
Engineer's Estimate		\$6,145,122.48

All bidders' unit prices, extensions, and additions have been checked for accuracy and for unbalanced bid items. Math errors were corrected, which did not change the order of bids.

Staff recommends award to Kirtley-Cole Associates LLC, the low and responsible bidder. The contractor's references and prequalification submittal information were checked and found to be acceptable. They have recently performed satisfactory work on construction of a new fire facility for the City of Seattle.

The Supplemental Agreement No. 2 with TCA Architecture Planning includes construction support services and supplemental design services. The construction support team provides building-specific expertise to support the City with assuring quality construction, meeting permit requirements, and commissioning the building systems to operate as intended. Since the original consultant agreement was approved by City Council in April 2008, and the supplemental consultant agreement No. 1 in February 2009, the NE 116<sup>th</sup> Street interim improvements were designed and constructed to provide transportation and storm facilities for the fire station, and the training room was redesigned to also serve as a backup Emergency Operations Center.

#### IV. IMPACT:

# A. Service Delivery:

This construction contract will provide for construction of Fire Station No. 17 at 16917 NE 116<sup>th</sup> Street in the North Redmond neighborhood, providing increased medic and fire response.

#### B. Fiscal:

Estimated Project Costs: <u>Supplemental Final Design</u> Design Engineering (TCA)	\$	30,000
Construction		
Contractor (Kirtley Cole)	\$5,	,003,720
Construction Engineering Services (TCA)		640,000
City Administration		200,000
Furniture, Fixtures, Appliances and Equipment		480,000
City and Private Utility Fees		200,000
Misc.		246,280
Contingency		400,000
Construction Total	\$7,	,170,000
Total	\$7,	,200,000
Funding:		
Fire CIP	\$7.	,200,000

# V. ALTERNATIVES

City Council could choose to not award the bid and/or the Supplemental Consultant Agreement No. 2. This action would delay the construction of Fire Station No. 17 and potentially increase construction costs.

#### VI. TIME CONSTRAINTS

Award must be within 60 days of bid opening or the contractors may withdraw their bids.

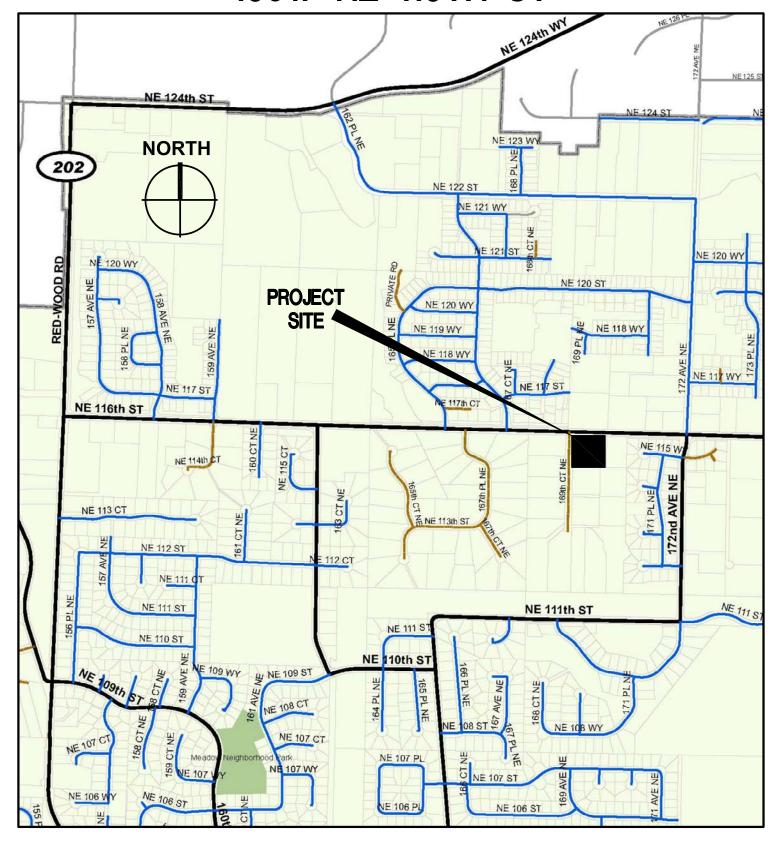
Target Schedule:
Begin Construction
January 2011
Complete Construction
April 2012

City Council December 14, 2010
Approval of Award of Bid and Supplemental Consultant Agreement No. 2 for Fire Station 17, Project No. 100214 age 4

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VII.	LIST	OF.	ATTA		110

	cinity Map applemental Consultan	t Agreement No. 2	
/s/ William J. Camp	bell, Director of Public	e Works	11/30/10 Date
Approved for Co		s/ Marchione, Mayor	11/30/10 Date

# FIRE STATION 17 16917 NE 116TH ST



# City of Redmond Fire Station No. 17 Project No. 100214

# SUPPLEMENTAL AGREEMENT NO. 2 TO ARCHITECTURAL ENGINEERING SERVICES CONSULTANT AGREEMENT

This SUPPLEMENTAL AGREEMENT, made and e	entered into this day of, 20
between the City of Redmond, Washington, hereinafthereinafter called the CONSULTANT, amends an ear 2008.	
WHEREAS the CITY desires to supplement the orig	ginal AGREEMENT;
NOW THEREFORE, it is mutually agreed that the original AGREEMENT shall be binding upon the this SUPPLEMENTAL AGREEMENT as follows	e parties hereto except insofar as amended by
	I
Section II, SCOPE OF WORK, is amended by the achieveto.	dditional tasks summarized in Exhibit A-2 attached
]	п
Section IV, TIME FOR BEGINNING AND COMPL for all work to read 30 June, 2012.	LETION, is amended to change the completion date
Ι	ш
Section V, PAYMENT, shall be amended to compen Exhibit A-2.	nsate the CONSULTANT for the work described in
A breakdown of the CONSULTANT'S cost proposal reference the exhibits are made a part of this SUPPL	l is attached hereto as Exhibits C-2 and D-2. By this EMENTAL AGREEMENT.
Summarized below are the costs as listed in the originand as modified by this SUPPLEMENTAL AGREEMENTAL	inal AGREEMENT, Supplemental Agreement No. 1, MENT NO. 2.
Original Consultant Agreement – Programming & Pre-Design Services	\$140,000
Supplemental Agreement No. 1 – Final Design Services	\$880,000
Supplemental Agreement No. 2 – Final Design Services & Construction Support Services	\$670,000
TOTAL	\$1,690,000

The contingency shall only be used with prior written authorization by the City of Redmond.

# **EXECUTION**

IN WITNESS WHEREOF, the parties have executed this SUPPLEMENTAL AGREEMENT by having their representatives affix their signatures below.

TCA Architecture Planning	CITY OF REDMOND
By	By
(Title)	_
	Attested:
	ByCity Clerk
	Approved as to Form:
	By

#### **EXHIBIT A-2**

City of Redmond Fire Station 17 Project No. 100214

# Scope of Work – Supplemental Agreement No. 2 Architectural/Engineering Supplemental Final Design & Construction Services

November, 2010

#### A. BACKGROUND

The scope of work includes architectural and engineering support throughout the construction phase of the Fire Station 17 project. This work includes preconstruction support, construction phase services, on-call construction testing and special inspections, building systems commissioning coordination and preparation of record drawings as described herein. Also included are additional final design services necessary to complete the project that were unanticipated at the time of Supplemental Agreement No. 1 in February 2009.

#### B. SCOPE OF WORK

#### TASK 1 – MANAGEMENT / COORDINATION / ADMINISTRATION

- 1.1 The Consultant shall provide continuous project management for the project duration (estimate 13 months to substantial completion plus 3 months to physical completion and closeout).
- 1.2 The Consultant shall prepare monthly progress reports identifying work completed in the previous month, work in progress, upcoming work elements, and reporting of any delays, problems, or additional information needs. These reports shall be submitted with the Consultant invoices.

#### Task 1 Deliverables:

Monthly progress reports (16 months)

#### TASK 2 – CONSTRUCTION SERVICES

- 2.1 The Consultant shall provide on-call support, which may include attending preconstruction meeting, weekly progress meetings, review shop drawings and payment requests, accuracy checks of construction surveying and staking, interpretation of plans and specifications, and construction change order assistance on an as-needed basis. Specific tasks are anticipated to include:
  - Preconstruction Services: Coordination with City field and administrative staff, attendance at preconstruction meeting and other support as requested by the City in preparation for construction.
  - Meet/coordinate with City and General Contractor the use of SharePoint site for project documentation.
  - Construction Meetings: Attend weekly construction meetings at the construction site to review, in
    conjunction with the City, the Contractor's progress and construction schedule, Project Manager
    and other engineers will attend as requested. Take meeting notes for review and distribution by the
    following meeting.

- Submittals: Accept, log, review, and distribute the Contractor's submittals, including shop drawings.
- Interpretation of Plans and Specifications: Provide technical assistance to clarify and interpret the contract documents at the request of the City. Assist the City in answering Contractor questions.
- Respond to substitution requests, requests for information (RFIs), prepare requests for quotation (RFQs) and review proposals, and prepare construction change directives (CCDs) and review proposals.
- Change Order Assistance: In the event that the provisions of the Contract Documents need to be revised, prepare the necessary revisions to the drawings and specifications.
- Schedule review: Review and track impacts to the schedule.
- Review of prevailing wages.
- Pay Estimates: The City will prepare the monthly pay estimates in coordination with the contractor; the Consultant will review and provide concurrence as requested.
- Coordination and documentation of building systems commissioning with consultants and General Contractor.
- Coordination of material samples, color selections, and coordination with product vendors.
- Assistance with review of special inspections and testing reports.
- Preparation of preliminary and final punch lists for site and building. Provide closeout assistance.

#### Task 2 Deliverables:

- Weekly meeting minutes, (16 months)
- Submittal, RFI, RFQ, CCD Logs
- Track cost changes and impacts
- Track schedule changes and impacts
- Other documentation as requested in support of on-call construction support

#### TASK 3 - RECORD DRAWINGS

3.1 The Consultant will provide record drawings within 60 days of receipt of information provided by the construction contractor and the City of Redmond. Record Drawings shall conform to the City of Redmond Standard Specifications and Details. The Consultant shall perform as built survey locates for all new water, sewer, and storm systems as well as illumination pole and signal pole locations per City Record Drawing requirements Version 06-2007. Traffic control, if required, will be provided by City or Contractor staff and has not been included in this estimate.

#### Task 3 Deliverables:

- Record Drawing Mylars (full size)
- Half-size copy of draft
- Full-size and half-size copies of final record drawings
- Electronic files
- Building systems commissioning records
- O&M Manuals

#### TASK 4 – SUPPLEMENTAL FINAL DESIGN SERVICES

- 4.1 Additional work tasks performed during the final design phase of the project that were unanticipated at the time of Supplemental Agreement No. 1
  - Coordination with the NE 116<sup>th</sup> Street and Abbey Storm Pond improvement project
  - Design training area to be used as a backup Emergency Operations Center
  - Provisions for reuse of existing well for irrigation and design of new well house
  - Fiber Optics connection to the new fire facility

#### C. FUTURE SUPPLEMENTAL AGREEMENT

The City of Redmond may require other services of the Consultant these services could include other work tasks not included in the scope of work. At the time these services are required, the Consultant shall provide the City with a detailed scope of work and an estimate of costs. The Consultant shall not proceed with the work until the City has authorized the work and issued a Notice to Proceed.

#### **EXHIBIT C-2**

#### CONSULTANT FEE DETERMINATION

# PROJECT: <u>CITY OF REDMOND FIRE STATION 17</u>

#### **NEGOTIATED HOURLY RATES:**

#### SUPPLEMENTAL FINAL DESIGN SERVICES:

TCA Classification	<u>Hours</u>	X	$\underline{Rate} = \underline{Cost}$
Principal/Project Manager	10	X	135 \$ 1,350
Project Architect	126	X	115 \$ 14,490
Drafting	11	X	95 \$ 1,045
Administration	21	X	65 <u>\$ 1,365</u>
			TOTAL = \$18,250

Subconsultant DKS TOTAL =  $\frac{\$ 11,750}{\$ 11,750}$ 

**SUBTOTAL** = \$30,000

#### **CONSTRUCTION SERVICES:**

TCA Classification	<u>Hours</u>	X	$\underline{Rate} = \underline{Cost}$
Principal/Project Manager	590	X	135 \$ 79,650
Project Architect	2,350	X	115 \$ 270,250
Drafting	150	X	95 \$ 14,250
Administration	242	X	65 <u>\$ 15,730</u>
			TOTAL = \$379.880

#### **REIMBURSABLES:**

Mileage	\$	220
Postage & Delivery	\$	1,200
Printing	\$	1,200
Copies	\$	500
Miscellaneous	<u>\$</u>	880
	TOTAL = \$	4,000

**SUBCONSULTANT COSTS (See Exhibit D):** TOTAL =  $\frac{$195,017}{}$ 

**SUBTOTAL** = \$578,897

CONTINGENCIES: = \$61,103

# **EXHIBIT D-2**

# SUBCONTRACTED WORK

The CITY permits subcontracts for the following portions of the work of the AGREEMENT:

# **CONSTRUCTION SERVICES:**

SUBCONSULTANT	WORK DESCRIPTION	<u>AMOUNT</u>
Coughlin, Porter, Lundeen	Structural Engineering	\$ 10,980
Rice Group	Mechanical Engineering	\$ 18,246
Case Engineering	Electrical Engineering	\$ 9,920
Coughlin, Porter, Lundeen	Civil Engineering	\$ 20,360
SvR Design	Landscape Design	\$ 10,281
HCCI	Construction Services	\$ 67,200
DKS	Fiber Optics	\$ 8,030
TBD	Special Inspections	\$ 25,000
AECOM	Construction Services	\$ 15,000
Parametrix	Survey	\$ 10,000

 $\frac{\text{GRAND TOTAL}}{\text{GRAND TOTAL}} = \$195,017$