

AGENDA REPORT TO CITY COUNCIL

MEETING DATE: June 5, 2007

TO: The Mayor and City Council

SUBJECT: Resolution Authorizing the Mayor to Execute Amendment No. 1 to the Consultant Services Agreement between the City of Fairfield and Noll & Tam Architects for the Dunnell Master Plan Implementation Project (George Hicks, 428-7494; Fred Beiner 428-7431)

A) RECOMMENDED ACTION: Approve Resolution.

FUNDING SOURCE: \$58,140 in Parks & Recreation Capital Projects (Fund 251) funds.

ADVISORY BODY RECOMMENDATION: N/A

B) EXECUTIVE SUMMARY: Due to funding limitations and other factors affecting the design, it is necessary to amend the contract with Noll & Tam Architects (N&T) for completion of design services associated with the Dunnell Master Plan Implementation project. The amendment adds \$58,140 to the contract for a revised total contract amount of \$404,475. The budget for the project is \$2,242,000.

C) DISCUSSION: The City hired Noll & Tam Architects in January 2005 to help the City complete the Dunnell Property Master Plan Implementation Project ("Project"). The Project includes renovation and conversion of the old Dunnell home at the corner of Hillridge Drive and Hilborn Road into a Neighborhood Center, as well as construction of a peafowl aviary and shared parking area for the Girl Scout House and Neighborhood Center along with an outdoor event/program area with landscaping and a play structure for the City's Life After-School program, all on property donated by the Dunnell Family in 1998. The balance of the 6.2 acre property will remain in a more natural state in keeping with the direction of the Dunnell Property Conceptual Development Master Plan ("Plan"), which was approved in April 2004.

Noll & Tam's contract included programming, schematic design, design development, construction documents, bidding, construction administration, and reimbursable expenses. Noll & Tam is now involved in the design development phase for the Project. Due to budget limitations, staff has been working with Noll & Tam to refine the design to meet the objectives of the Plan within the limitations of the available budget. Some of the additional work performed by Noll & Tam to refine the design include:

- A value-engineering exercise to review alternative designs to accomplish the desired goals at a reduced cost.
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- A separate design was prepared for the selective demolition work to better assess the structural condition of the building and refurbishment required.
- Improvements required to support a new program element, "Life After School" were added. The facility will be used to house the Program in-lieu of building more costly accommodations across the street at the new Elementary School.
- An additional construction cost estimate to be performed when the project is at the 50% design level.
- Additional design elements to meet the National Pollutant Discharge Elimination System (NPDES) stormwater runoff requirements, which have changed since the time of the original agreement.

In addition to the above revisions, the timeline for the project was extended more than a year beyond what was contemplated in the original scope of work due to new programming elements, value engineering exercises, and the separate demolition package. Increases in consultant compensation rates, as well as the costs for the additional work listed above are included in the proposed Amendment No. 1.

The design has been coordinated with a variety of parties. A couple of questions regarding the patio trellis and fireplace insert were brought forward and staff has worked those out with the Architect. In addition, several design elements, including but not limited to the size of windows and doors, finishes, kitchen layout, IT/AV capabilities, security, parking and signage were discussed and revisions made to help meet the needs of the facility for the programs anticipated.

The original contract included assistance during the bidding and construction phases, but those services were classified as "not authorized" since the timing for construction of the project was uncertain when this contract was originally approved. Staff is now requesting that these services be authorized with this Amendment No. 1.

The design is scheduled to be completed by August 2007.

D) PUBLIC CONTACT: N/A

E) FISCAL IMPACT: The additional \$58,140 for Amendment 1 results in a total contract amount of \$404,475 for the Project. This work is funded from the Parks & Recreation Capital Projects (Fund 251) fund. The total budget for this project is \$2,242,000.

PAGE 3

AGENDA REPORT TO CITY COUNCIL,

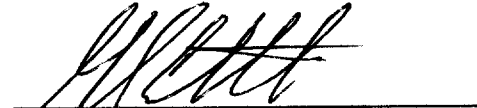
No. 15

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F) ALTERNATIVE COURSES OF ACTION: If Council has any questions this request can be delayed so staff can provide the necessary backup.

Prepared by:



Gene S. Cortright, Director
Public Works

Approved:



Kevin O'Rourke, City Manager

Coordinated with: Community Services Department

Attachment: Amendment No. 1

CITY OF FAIRFIELD

RESOLUTION NO. 2006- 148

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT NO. 1 TO THE CONSULTANT SERVICES AGREEMENT BETWEEN THE CITY OF FAIRFIELD AND NOLL & TAM ARCHITECTS FOR THE DUNNELL MASTER PLAN IMPLEMENTATION PROJECT

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF FAIRFIELD:

1. The Mayor is hereby authorized and directed to execute on behalf of the City of Fairfield that certain amendment No. 1 to the consultant services agreement with Noll & Tam Architects for architectural services associated with Dunnell Master Plan Implementation Project, to add Fifty-Eight Thousand One-Hundred and Forty dollars (\$58,140), for a total fee of Four-Hundred-Four Thousand Four-Hundred and Seventy-Five dollars (\$404,475).

2. The City Manager is hereby authorized to do all things necessary and proper to implement the above-mentioned amendment.

PASSED AND ADOPTED this 5th day of June 2007 by the following vote:

AYES: Councilmembers: _____

NOES: Councilmembers: _____

ABSENT: Councilmembers: _____

ABSTAIN: Councilmembers: _____

Mayor

Attest:

City Clerk
PW

AMENDMENT NO. 1 TO THE AGREEMENT WITH NOLL & TAM ARCHITECTS
FOR DESIGN OF THE DUNNELL PROPERTY MASTER PLAN
IMPLEMENTATION PROJECT

On January 4, 2005, the City of Fairfield, a municipal corporation, hereinafter referred to as "CITY" and Noll & Tam Architects, hereinafter referred to as "CONSULTANT", entered into an agreement for consulting services for the design of the Dunnell Property Master Plan Implementation Project, hereinafter referred to as "PROJECT".

Based upon changes to the original scope of work for the PROJECT, due to budget constraints, value engineering, required select demolition work, new program elements, delays to the progress of work, and regulatory changes related to storm water quality; the parties do hereby agree to amend the agreement for consulting services as follows:

I. DUTIES OF CONSULTANT

A. Preliminary Design Phase

Part 1

Work Scope:

1. Architectural:

Add the following task:

- c. Prepare construction documents for selective demolition work, and assist with bid call and construction administration.

2. Landscape Architecture:

Add the following task:

- d. Prepare conceptual layout and play structure elements for after school program play structure.

3. All Consultants

Revise the following task:

- a. Attend two site visits and perform building and site evaluation.

Deliverables:

Add the following:

- 4. Construction documents for selective demolition work.
-

Part 2

Work Scope:

1. Architectural:

Add the following task:

- j. Assist staff in value-engineering and refine scope to meet budget constraints.

B. Design Phase (Construction Documents)

Work Scope:

1. Architectural:

Add the following task:

- h. Assist staff in refining design elements at 50% design completion.

4. Civil:

Revise the following task to read:

- a. Civil Engineer will prepare grading, drainage, utility and erosion control plans in compliance with the Fairfield-Suisun Water District's Urban Runoff Management Plan.

5. All Consultants

Add the following task:

- e. Assist staff in refining design elements at 50% design completion.

Deliverables:

Revise the following to read:

- 3. Estimate of probable costs updated at 50%, 75% and 90% design completion.

C. Bidding Phase

Services are authorized with this Amendment.

D. Construction Phase – 10 months estimated

Services are authorized with this Amendment.

IV. COMPENSATION OF CONSULTANT

- A. Basis of Compensation. For and in consideration of the professional services to be provided by CONSULTANT hereunder, CITY agrees to pay CONSULTANT, and CONSULTANT agrees to accept from CITY as full compensation for said services the following maximum, not to exceed, amount(s):

For those services described in Section I compensation shall be as shown in Attachment 1 (Fee Proposal dated May 8, 2007) and for additional fees added per this amendment totaling \$58,140.

for a new maximum, not to exceed, amount:

**Four-Hundred-Four-Thousand Four-Hundred Seventy-Five Dollars
(\$404,475)**

- B. Extra Work and Change Order Fee. Extra Work performed by the CONSULTANT for any work required by the CITY which is not specified in Section I, including but not limited to, any changes to or re-performance of the CONSULTANT's work including contract change orders after the award of the construction contract by the City Council, testimony in Court, shall be compensated by the use of the time and material fee rates of the Revised Attachment 2 (revised 5/8/07). No extra work will be compensated for unless required by CITY in writing.

V. TIME OF COMPLETION

Work described in Section I and Amendment 1 shall be completed as shown in the revised Attachment 3 (revised 5/4/07).

Except as modified by the above amendment, the provisions of the Consulting Services Agreement dated January 4, 2005 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the _____ day of _____ 2007.

CITY OF FAIRFIELD
a municipal corporation (CITY)

Mayor

By 

Noll & Tam Architects

ATTACHMENT 2 (revised 05/08/07)

Fee Rate Schedules by Consultant

Noll & Tam Architects 2007 Billing Rates

Principal	\$155-175/hour
Senior Project Manager/Project Architect.....	\$135/hour
Project Manager	\$115-120/hour
Project Designer/Project Captain	\$110/hour
Professional Staff	\$95/hour
Drafter	\$75/hour
Project Assistant	\$60/hour

Reimbursable Expenses

Reproduction, telephone, fax, travel outside the Bay Area, renderings, computer models, physical models, postage, messengers, reimbursable and other usual expenses will be billed at 1.15 times actual cost.

Gates & Associates (effective through June 2007)

President	\$175/Hr.
Principal	\$120-\$155/Hr.
Senior Associate	\$105-120/Hr.
Irrigation Designer	\$110/Hr.
Associate	\$90-105/Hr.
Draftspersons/Landscape Designer	\$75-90/Hr.
Clerical Staff	\$65-75/Hr.

(Hourly rates may be adjusted on January 1 and July 1 of each year and shall apply for any services rendered after that date.)

Kleinfelder, Inc. (2007)

Senior Professional/Senior Project Mgr.....	\$200/Hr.
Project Professional/Project Manager II	\$175/Hr.
Staff Professional I & II, Project Manager I.....	\$151-164/Hr.
Assistant Project Mgr/Construction Engineer	\$151/Hr.
Professional	\$127/Hr.
Draftsperson/Designer	\$103-134/Hr.
Technician	\$91-134/Hr.
Administrative	\$90-102/Hr.

Cunningham Engineering (2007)

Principal Engineer	\$ 200.00
Project Manager II	\$ 176.00
Project Manager I	\$ 165.00
Senior Engineer	\$ 157.00
Sr. Landscape Architect/Planner	\$ 122.00
Project Engineer II	\$ 124.00
Project Engineer I	\$ 119.00
Staff Engineer II	\$ 108.00
Staff Engineer I	\$ 94.00

Landscape Designer I	\$ 88.00
Project Coordinator II	\$ 85.00
Project Coordinator I	\$ 68.00
Senior Technician	\$ 112.00
Technician/Drafter IV.....	\$ 111.00
Technician/Drafter III	\$ 108.00
Technician/Drafter II	\$ 85.00
Technician/Drafter I	\$ 67.00
Operations Manager.....	\$ 85.00
Clerical	\$ 64.00
Reimbursable Expenses/Outside Services	Cost + 15%
(Fees subject to change)	

Ken Hughes, Structural Engineer(2007)

Structural Engineer.....	\$150.00/Hr.
Drafting.....	\$75.00/Hr.

McCracken & Woodman (2007)

Principal	\$185.00/Hr.
Senior Engineer	\$140.00/Hr.
Engineer.....	\$120.00/Hr.
Designer.....	\$100.00/Hr.
CAD Operator	\$90.00/Hr.
Administration	\$75.00/Hr.

Zeiger Engineers (2007)

Principals.....	\$178.00/Hr.
Senior Engineers.....	\$136.00/Hr.
Engineers	\$125.00/Hr.
Jr. Engineers	\$95.00/Hr.
CAD Operator	\$91.00/Hr.
Jr. CAD Operators.....	\$51.00/Hr.
Expert Witness	\$290.00/Hr.

Lori Hill, Avian Consultant

Consultation Fees	\$60.00/Hr.
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Van Pelt Construction Services

Principal	\$200/Hr.
Cost Estimator.....	\$95.00/Hr.
Administrative.....	\$65.00/Hr.

ATTACHMENT 3 (REVISED 05/04/07)

Consultant Design Milestone Schedule
(This does not include bidding or construction)

Preliminary Design Phase:

Part 1 **Complete**
a. Site and building survey and report
b. Review and confirm project direction
c. Soils report and topo survey
(to begin after project direction is approved)

Part 2 **Complete**
a. Develop and present 3 sketch alternatives
b. Present to City and narrow to one
c. Develop final plan for presentations,
including preliminary agency reviews
d. Cost Estimating period
e. Presentation and review period

**Design Phase
(Construction Documents):**

a. 50% Complete (City Staff Review) **2 weeks**
(approx. May 21, 2007)

b. Cost Estimating period **3 weeks**
(approx. June 11, 2007)

c. 90% Complete (Permit Set & City Staff review) **6 weeks**
(approx. July 2, 2007)

d. Cost Estimating period **2 weeks**
(approx. July 18, 2007)

e. Finalize CD documents / Prepare for Bid **4 weeks**
Pick up of City staff comments
Respond to Plan Check review comments
(time dependent on City's Permitting process)
(approx. August 16, 2007)
