

City of Fayetteville Staff Review Form

2022-0681

Legistar File ID

8/16/2022

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Wade Abernathy

7/27/2022

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of amendment #1 to RFQ 19-01 contract with Miller Boskus, Lack Architects, P.A. in the amount of \$754,200.00 for architectural services for the YRCC Expansion project and approval of a budget adjustment.

Budget Impact:

4705.860.7540-5860.02	Parks Projects 2022 Bonds																																										
Account Number	Fund																																										
46050.7540	Park Projects - YRCC Enhancements																																										
Project Number	Project Title																																										
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Budgeted Item?</td> <td style="width: 10%; text-align: center;">Yes</td> <td style="width: 30%; border-bottom: 1px solid black;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Current Budget</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">19,173.00</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Funds Obligated</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">19,173.00</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Current Balance</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">-</td> <td style="border: 1px solid gray;"></td> </tr> <tr> <td>Does item have a cost?</td> <td style="text-align: center;">Yes</td> <td style="border-bottom: 1px solid black;">Item Cost</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">754,200.00</td> <td></td> </tr> <tr> <td>Budget Adjustment Attached?</td> <td style="text-align: center;">Yes</td> <td style="border-bottom: 1px solid black;">Budget Adjustment</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">754,200.00</td> <td></td> </tr> <tr> <td></td> <td></td> <td style="border-bottom: 1px solid black;">Remaining Budget</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">-</td> <td style="border: 1px solid gray;"></td> </tr> </table>	Budgeted Item?	Yes							Current Budget	\$	19,173.00				Funds Obligated	\$	19,173.00				Current Balance	\$	-		Does item have a cost?	Yes	Item Cost	\$	754,200.00		Budget Adjustment Attached?	Yes	Budget Adjustment	\$	754,200.00				Remaining Budget	\$	-		
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Purchase Order Number:	2020-00000798	Previous Ordinance or Resolution #	#247-20
Change Order Number:	1	Approval Date:	
Original Contract Number:	#2020-00000068		

V20210527

Comments:



MEETING OF AUGUST 16, 2022

TO: Mayor and City Council

THRU: Susan Norton, Chief of Staff
Paul Becker, Chief Financial Officer
Allison Jumper, Director Parks, Natural Resources and Cultural Affairs

FROM: Wade Abernathy, Director Bond and Construction Projects

DATE: July 27, 2022

SUBJECT: Approval of amendment #1 to RFQ 19-01 contract with Miller, Boskus, Lack Architects, P.A. in the amount of \$754,200.00 for architectural services for the YRCC Expansion project and approval a budget adjustment.

RECOMMENDATION:

Staff recommends approval of amendment #1 to RFQ 19-01 contract with Miller Boskus, Lack Architects, P.A. in the amount of \$754,200.00 for architectural services for the YRCC Expansion project and approval of a budget adjustment.

BACKGROUND:

In October of 2020, Council passed resolution 247-20 approving a contract with MBL for architectural services for the YRCC expansion project. The contract identified fees associated with all phases of services, however only appropriated funds for phase 1 which included master planning and schematic design based on a projected budget of \$1,000,000.

DISCUSSION:

This amendment is for an increase in schematic design, as well as the remaining architectural services of design development, construction documents, and contract administration. The revised fee includes Buddy Hayes Park and an increased construction budget that resulted from a \$1.4M Walton Family Foundation Grant.

BUDGET/STAFF IMPACT:

Unallocated Bond Funds will be used for this amendment.

Attachments:

Amendment #1.

Proposal for Architectural Services

Project: Additions and Renovations For:
Yvonne Richardson Center
240 E Rock St
Fayetteville, Arkansas

Date: June 3, 2020 **(Revised June 19,2022) (Revised July 26, 2022)**

Scope of the Work:

Boundary Survey (Optional)

MBL will hire Olsson Engineers to perform a boundary survey of the property ~~if the City so desires.~~

Topographic Survey (Optional)

MBL will hire Olsson Engineers to perform a topographic survey if the property ~~if the City so desires.~~

Phase I

Programming / Marketing Materials

MBL will hold up to three programming meetings with City and Richardson Center representatives. Through the programming sessions we will determine the size and location of the multi-purpose room and kitchen and the use and configuration of the rooms. The deliverable in this phase will be a spreadsheet with a listing of rooms and functional diagrams of the spaces. **Phase I is complete as of the June 19, 2022 revision.**

Schematic Design

Through the Schematic Design process MBL will generate design ideas relative to form and materiality of the spaces. Through this process we will generate floor plans and three dimensional images of the building and addition. We will hire Alli Quinlan to provide Landscape Architecture services for the site parking and parks portions of the project. We will provide marketing materials for the project and budget the project for prioritization. One portion of the marketing material to be provided will be an illustrative master plan.

Phase II

Design Development

Upon approval of the Schematic Design MBL will proceed with further detail in the Architectural, MEP Engineering, Civil Engineering, Landscape Architecture, and Structural Engineering Design. In this phase MBL and their consultants will work with the Owner to further define site drainage and grading schemes, planting schemes, building finish materials, HVAC equipment type, and specialty lighting for the spaces. The Phase II work will be targeted only on the portion of work from the phase I analysis that fits into the budget at the time of commencement of Phase II.

Construction Documents

MBL will Produce drawings and specifications of a detailed nature for the permitting, bidding, and construction of the work.

Construction Contract Administration

As an advocate of the Owner's contract with the General Contractor the Architect will: Attend semi-monthly progress meetings, Review the completion of the work to verify that it is in general compliance with the Construction Documents, Review submittals and shop drawings to verify that they are in general compliance with the Construction Documents, Interpret and amend the Construction Documents, Administer change orders, review and certify the contractor's monthly Applications for Payment, and review and deliver to the owner the close out documents package (including as-built drawings) which will be compiled by the contractor in accordance with the requirements of the project specifications.

Basic Services:

Architecture, Landscape Architecture, Civil Engineering, MEP Engineering, and Structural Engineering for the above referenced project.

Basic Services Compensation: We propose to serve this project for the fixed fee structure listed below.

Basic Services:

Programming/Schematic Design (Already Paid)	\$27,390.00
Survey	
Building Expansion	\$9,000.00
Park	\$3,000.00
Street Improvements	<u>\$4,000.00</u>
	\$16,000.00
Schematic Design	
Building Expansion	\$57,237.50
Park	\$19,687.50
Street Improvements	<u>\$57,750.00</u>
	\$134,675.00
Design Development	
Building Expansion	\$53,750.00
Park	\$20,000.00
Street Improvements	<u>\$56,937.50</u>
	\$130,687.50
Construction Documents	
Building Expansion	\$125,625.00
Park	\$46,625.00
Street Improvements	<u>\$135,000.00</u>
	\$307,250.00
Contract Administration	
Building Expansion	\$74,637.50
Park	\$24,287.50
Street Improvements	<u>\$66,662.50</u>
	\$165,587.50
	Total Building Expansion
	\$320,250.00
	Total Park
	\$113,600.00
	Total Street Improvements
	<u>\$320,350.00</u>
	Total Proposal
	\$754,200.00

Optional Services:

Site Detention/Water Quality Engineering	\$5,000
Boundary Survey	\$6,500
Topographic Survey	\$6,500

Additional Services:

If the scope of work changes appreciably during the project a request will be issued for increase of the fee amount.

Additional Services Compensation:

Compensation for additional services shall be billed at our hourly rates or at an agreed upon fixed fee. (see attachment for hourly rates)

Reimbursable Expenses:

Shall be billed at a rate of 1.1 times the cost incurred.

Schedule:

As mutually agreed upon.


Assumptions:

A written book of specifications will be provided for this project.

Soils investigation will be by others, under direct contract with Owner.

Architect

Miller Boskus Lack Architects, P.A.
2397 Green Acres Dr.
Fayetteville, Arkansas 72703



Audy G. Lack, AIA

07.26.22
Date:

Client

City of Fayetteville
113 West Mountain Street
Fayetteville, Arkansas 72701

Authorized Representative

Date:

Rate Schedule Updated July 19, 2022

MBL

Principal	\$225 per hour
Senior Project Architect	\$195 per hour
Specification Writer	\$195 per hour
Director of Urban Design	\$195 per hour
Interior Architect	\$175 per hour
Project Architects III	\$175 per hour
Project Architects II	\$165 per hour
Project Architects I	\$145 per hour
Interior Designer	\$155 per hour
Project Managers	\$165 per hour
3-D Modeler	\$165 per hour
Administrative	\$ 80 per hour

Flintlock

Principal Architect	\$250 per hour
Project Landscape Architect	\$145 per hour
Landscape Designer/Drafter	\$ 95 per hour
Reduced Hourly Entitlement, Town Meetings, and Exhibits	\$200 per hour
Reduced Hourly CA Rate	\$160 per hour
Administration	\$ 70 per hour

Olsson

Office Leader	\$235 per hour
Team Leader	\$210 per hour
Senior Engineer	\$175 per hour
Project Engineer	\$145 per hour
Assistant Engineer	\$100 per hour
Senior Landscape Architect	\$168 per hour
Associate Landscape Architect	\$98 per hour
Senior Technician	\$108 per hour
CA Senior Technician (Inspector)	\$98 per hour
Senior Surveyor	\$110 per hour
Survey Team (2-Person)	\$160 per hour
Admin/Clerical	\$95 per hour