

**Memorandum
Public Works Department**



To: City Manager
Subject: Architectural Services for New Rock Island Police Department Facility
Date: June 16, 2014
Number: 2014-127

Attached is an agreement with Gere Dismar Architects, LLC for additional architectural services in association with the new Rock Island Police Department Facility. Under the original contract, Gere Dismar Architects agreed to provide their architectural services at an estimated total cost of \$1,100,000.00. Since the original proposal in the spring of 2013 the project increased in scope. Enhancements include an enhanced communications center, a parking garage for patrol vehicles, and renovation of the existing on-site building. The original design was 44,469 square feet and the last design presented to the City Council in April was 62,491 square feet. Gere Dismar Architects have requested an increase in fees based on the increase in scope:

	Programming Area (Square Feet)	Estimated Cost	Fees
April 11, 2014 Cost Estimate	62,491	\$16,700,216	\$ 1,392,798 (1)
Alternate Bid Design Fees LED Lighting Design			\$ 9,800 (2)
Revised Design Fees			\$ 1,402,598
May 22, 2013 Base Contract:	44,469	\$13,187,837	\$ 1,100,000 (1)
Subtotal	18,022	\$ 3,512,379	\$ 302,598 (1)
Reimbursable Allowance			\$ 30,000 (3)

- (1) Design fees are 8.34% of construction cost
- (2) LED lighting vice conventional lighting is a bid alternate
- (3) Reimbursables were included in the original agreement but there was no allowance listed

The higher design fees were shown in all previous presentations to the City Council so this will not result in an increase to the project budget.

Recommendation

The Public Works Department recommends that the City Council approve the attached agreement for additional architectural services from Gere Dismar Architects, LLC in the amount of \$302,598.00, and a \$30,000 reimbursable allowance, and authorize the City Manager to execute the contract documents.

Submitted by: Randall D. Tweet, Public Works Director
Michael J. Kane, P.E., City Engineer

Approved by: Thomas Thomas, City Manager



EXHIBIT F

5 June 2014

Randy Tweet
Public Works Director
City of Rock Island
1309 Mill Street
Rock Island, IL 61201

RE: Rock Island Police Department Police Station
Additional Services – Revised Architectural & Engineering Services Proposal

Dear Randy:

Thank you for the opportunity to submit the following proposal for additional architectural and engineering services for the proposed new Rock Island Police Department facility. As discussed in our Executive Leadership Committee meeting this proposal will map out the decisions that have increased the programming area and construction costs that have occurred since the initial design agreement of May 23rd of 2013 resulting in the increased scope of professional design services required for the project. Gere/Dismer Architects will lead the Design Team consisting of GDA, McClaren, Wilson & Lawrie, Inc., KJWW Engineering Consultants, Missman Inc. and Paragon Commercial Interiors in completing these additional services.

Programming Increase

Over the past months the design team has had several workshop sessions with the User Groups and Working Group Representatives that have explored how best to utilize the selected site and existing building. The preliminary project costs were presented on May 10th as a spreadsheet titled New Police Facility Budget with the initial programming area of 44,469 SF estimated at a construction cost of \$13,187,837.

This initial scope has expanded to the current program area of 62,491 SF with an estimated construction cost of \$16,700,216. This programming area increase has accommodated the following items:

- Increase the Communications Room from four stations with two additional workstations for training and future growth. This also accommodated an enlarged Data Server Room requested by IT.
- Addition of 9,876 SF for the Police Parking Garage for the patrol vehicles.
- The existing Support Building has 12,362 SF of space with 8,198 Sf of that space renovated to enable the inclusion of Crime Lab and Property & Evidence Storage (including bicycles), impounded vehicles, and ERT storage.
- The overall impact of utilizing the existing buildings on site enabled an increase in area at a more cost effective price for the additional area.

Cost Estimates

The preliminary project costs were presented on May 10th as a spreadsheet titled New Police Facility Budget and were part of the original design contract with the City of Rock Island referenced as Exhibit E. The basis of the cost estimate used for the preliminary programming of the project is a national database assembled by RS Means.

The cost estimate is subdivided into cost categories of Building construction cost, Site construction cost and parking costs, Total Construction Cost and Other Project Costs to come to a bottom line Total Project Cost. The total estimated construction cost of \$13,187,837 (Total construction Contract Cost \$13,781,290 minus the design contingency of \$593,453) is shown along with the total project cost estimated at \$17.5 million. This initial total construction cost did not include the "Additional Cost Items for Consideration" including costs for the Support Building improvements and Garage Space for patrol vehicles.

Since September with the inclusion of the Construction Manager team of Gilbane / Valley Construction more detailed construction estimates have been made with a line by line breakdown of all of the construction components in the project. The most recent cost estimate was submitted on April 11th with an estimated construction cost of \$16,700,216 for the expanded program area of 62,491 SF.

ADDITIONAL SERVICES

Scope Increase

Over the past several months the initial programming area of 44,469 SF with an estimated construction cost of \$13,187,837 has expanded to the current program area of 62,491 SF estimated at a construction cost of \$16,700,216. This programming area increase has resulted in increasing the scope of professional services to accommodate the following items:

- Increase the Communications Room from four stations with two additional workstations for training and future growth. This also accommodated an enlarged Data Server Room requested by IT.
 - This requires additional drawings and professional design services to accommodate the additional area added to the upper level of the building for the increase in the Communications Room and Data Server Room.
- Addition of 9,876 SF for the Police Parking Garage for the patrol vehicles.
 - The addition of the Police Parking Garage will greatly benefit the efficiency of the Police force and preserve the life of the patrol vehicles.
 - Additional drawings and professional design services will be required to accommodate the increase in the area for the Police Garage.
- The existing Support Building of 12,362 SF has enabled the Police Department to increase its programming area in size with a more cost effective price for the additional area:
 - After several site visits the Design Team and User Groups determined that in lieu of using the Support Building for simple storage of impounded vehicles and Property & Evidence Storage some of the primary program areas such as the Crime Lab and Property & Evidence space, and ERT Team space could be moved from the main building over to the Existing Support Building.
 - This has resulted in expanding the scope of design services and complexity of the working drawings by an additional 8,198 SF of space with renovations being made to most of the building.
 - Additional mechanical and electrical systems have had to be developed for the Existing Support Building.
 - Additional structural investigation and design will be required to retrofit the existing building for the functions of the Crime Lab and Property & Evidence Storage.

Technology Design Services

In the initial contract the professional design fees excluded the design of the technology systems as these design services were anticipated to be provided directly by the technology contractors. Since then in discussions with the City of Rock Island it has been determined that this service should be included in the base AE design fees for the project. These design services will include the following:

- Fees for Technology Data Design Services
 - a) Voice and Data
 - 1) EIA/TIA compliant premise structured cabling system.
 - 2) Telecommunication cross-connect room layout, including cabling and equipment racks, optical fiber, copper termination equipment, and cable management.
 - 3) Design preliminary layout for wireless 802.11b/g antennas. Access points shall be provided and installed by the Owner.
 - b) Data Center/computer room design:
 - 1) Layout of room to accommodate Owner's equipment.
 - 2) Determine electrical and mechanical criteria for the room.
 - 3) Cable management and routing system layout.
 - c) Security System:
 - 1) Card readers, door contacts, and request to exit devices shall connect to a new card access system software and server.
 - Proposal supports up to ten card readers.
 - 2) New IP video surveillance cameras shall connect to a new video management system (VMS).
 - Proposal supports up to 20 cameras.
 - Design of a control room to support police department operation.
 - a) Note: Cameras will be connected to Owner provided network switches.
 - Overhead paging system.
 - Mass notification system.
 - d) Design Documents
 - 1) Establish performance requirements for seismic bracing (if required by code) of mechanical and electrical equipment specified by KJWW. Design and installation will be by others.
 - 2) Prepare applicable mechanical, electrical, and technology specifications.
 - 3) Prepare contract documents that are suitable for pricing and construction purposes.
 - 4) Project design meetings:
 - Attend design coordination meetings at GDA offices or City of Rock Island offices as required.

Bid Alternates

In the Design Development Estimate dated April 11th a series of bid alternates were presented to the City for consideration. On May 22nd Randy Tweet communicated the decisions on which alternates the City of Rock Island would like to pursue for the RIPD Police Station. One of these alternates is for KJWW Engineering to provide additional electrical engineering services for an alternate LED lighting design for all fixtures for the new RIPD Police Station building. The estimated construction cost for this add alternate is \$400,000 per Gilbane / Valley Construction. These design services will include the following:

- Fees for Alternate LED Lighting Design
 - The electrical design will now consist of a standard base-bid lighting layout and luminaires schedule, with an alternate LED lighting layout and LED luminaires schedule. This will involve designing the alternate lighting systems and providing fixture selection and schedules.
 - Design fees for this alternate will be provided by KJWW for a fixed fee of \$9,800.

ADDITIONAL SERVICE FEES

Gere/Dismer Architects proposes to provide the additional services for the Schematic & Design Development Phases, Construction Document Phase, Bid & Negotiation Phase and Construction Administration services to accommodate the increased scope in the City of Rock Island Police Department Facility as a stipulated sum based on the following:

	Programming Area	Estimated Cost	Fees
April 11 th Cost Estimate	62,491 SF	\$16,700,216	\$1,392,798 (a)
Alternate Bid Design Fees			
LED Lighting Design			\$ 9,800 (b)
Revised Design Fees			\$1,402,598
May 23 rd Base Contract:	44,469 SF	\$13,187,837	\$1,100,000 (c)
Subtotal	18,022 SF	\$ 3,512,379	\$ 302,598
Reimbursable Allowance			\$ 30,000 (d)

- (a) Includes the professional design fees of \$45,000 for KJWW to design the technology systems for the project that were not included in the original contract. The new proposed professional fees are 8.34% of total construction costs for the project.
- (b) Includes the professional design fees of \$9,800 for KJWW to design the alternate LED lighting.
- (c) Referencing Article 11 COMPENSATION of the original contract dated May 23rd, 2013. The professional fees in the initial contract were 8.34% of the total construction costs for the project.
- (d) In addition to the base fee, there are project reimbursable expenses for which an allowance of \$30,000 will be created to accommodate throughout the project.

Gere/Dismer Architects and the consultants propose to provide the additional services described above for the following stipulated lump sum fees:

Stipulated Sum:
Three hundred and two thousand five hundred and ninety-eight dollars.....\$ 302,598

This request for additional services would be attached to the original contract as the following:

Exhibit F : Additional Services – Revised Architectural and Engineering Services Proposal

The total stipulated lump sum fees for the Rock Island Police Department Facility will be adjusted from \$1,100,000 to \$1,402,598, plus a \$30,000 allowance for reimbursable expenses.

The additional design fees will be billed on a phased approach with the following percentage breakdown of the total fees.

Schematic Design	15%
Design Development	20%
Construction Documents	40%
Bidding & Negotiation	5%
Construction Administration	20%

Invoices for work will be sent on a monthly basis. The following reimbursable expenses are not included in the above fee and will be invoiced with a 1.1 multiplier of actual cost.

1. Expedited delivery and handling (Federal Express, UPS)
2. Professional renderings or printing costs for color reproduction.
3. Printing costs for drawing, specification reproduction, and reports.
4. Payment of plan review fees or other imposed governmental agency fees.
5. State filing and/or permit fees.
6. Mileage (\$.55 / mile) for auto and other out of pocket expenses.

Please contact me if you have any questions or concerns. Upon your review and approval, please sign the document below and we will attach the proposal letter to the AIA B101 Owner Architect Agreement as Exhibit F.

At Gere/Dismer Architects, we feel that our creative approach to design solutions, an emphasis on client satisfaction, and overall flexibility has made our client relationships strong associations. We look forward to working with you and the City of Rock Island team to provide the additional architectural and engineering services for the City of Rock Island Police Department Facility.

Yours truly,

GERE/DISMER architects

A handwritten signature in black ink, appearing to read 'J. Dismer', with a long horizontal flourish extending to the right.

Jeffrey S. Dismer AIA
Principal

The above conditions of the proposal are accepted by the undersigned and authorization is given for Gere Dismer Architects and their design consultants to complete the professional design services as stated in the above proposal.

Thomas Thomas
City of Rock Island City Manager

CC: Jeffery Eder
Community & Economic Development Director
City of Rock Island