

Staff Summary Report



Council Meeting Date: 04/03/08

Agenda Item Number: _____

SUBJECT: Request approval of a professional services contract addendum with Wilson Engineers for additional design services for the Tempe Beach Park restrooms.

DOCUMENT NAME: 20080403PWDR07 TEMPE BEACH PARK (0706-38)
PROJECT NO. 6501755

SUPPORTING DOCS: Yes

COMMENTS: Total cost for this contract addendum is \$76,264. Approval of this addendum will increase the amount of the original contract from \$44,500 to \$120,764.

PREPARED BY: Donna Rygiel, Engineering Contract Administrator (x8520)

REVIEWED BY: Andy Goh, Deputy PW Manager/City Engineer (x8896)

APPROVED BY: Glenn Kephart, Public Works Manager (x8205)

LEGAL REVIEW AS TO FORM: Judi Morgan, Assistant City Attorney (x8779)

FISCAL NOTE: Sufficient funds are available in the Rio Salado Capital Improvement Fund Balance.

RECOMMENDATION: Approve contract addendum.

ADDITIONAL INFO: The scope of work for this addendum is to provide additional design services to correct operational deficiencies in the pump station and sewer line between the existing Tempe Beach Park restrooms and Rio Salado Parkway sewer main. This work is part of Tempe Beach Park restroom relocation project.

The fee was negotiated by staff and is considered reasonable for the scope of services.

8101313

CITY OF TEMPE, ARIZONA
PUBLIC WORKS DEPARTMENT
DIVISION OF ENGINEERING

CONSULTANT AGREEMENT

ADDENDUM NO. ONE

PROJECT NO. 6501755

PROJECT NAME: TEMPE BEACH PARK PUMP STATION UPGRADES / NEW RESTROOM
DESIGN

This AGREEMENT made and entered into on the 3rd day of April 2008, by and between the CITY OF TEMPE, ARIZONA, a municipal corporation, hereinafter called the CITY and WILSON ENGINEERS hereinafter called the CONSULTANT amends the original Agreement made and entered into by and between the same parties on September, 6, 2007 (C2007-154).

For and in consideration of the mutual covenants and conditions hereinafter contained, it is agreed by and between the CITY and the CONSULTANT as follows:

I. The original Agreement shall be extended to cover:

Additional design services for new and existing restrooms, as described in Exhibit "A" attached.

II. The services for the extension shall be the same as those stipulated under the original contract.

III. For services described in this Agreement Addendum, the method of payment shall be payment by installments. Total compensation for services performed shall be the sum of \$76,264.00, which shall be payment in full for all labor, equipment, materials and supplies needed to perform these services. This fee includes an allowance of \$2,500.00 for reimbursable expenses, which in no event will ever be more than actual cost.

All other provisions of the original contract Schedule of Payment Section shall apply to this Addendum.

Cost Analysis:	<u>Professional Services</u>	<u>Reimbursables</u>	<u>Total</u>
Initial Contract Amount	\$43,000.00	\$1,500.00	\$44,500.00
Previous Addenda	\$0.00	\$0.00	\$0.00
This Addendum	\$73,764.00	\$2,500.00	\$76,264.00
NEW CONTRACT AMOUNT			<u>\$120,764.00</u>

IV. The CONSULTANT shall proceed with the work immediately upon execution of this Agreement Addendum and shall be completed by June 7, 2008.

V. All other provisions of the original Agreement where not inconsistent with this Addendum shall remain binding on the parties hereto.

Tempe Beach Park Pump Station Upgrades / New Restroom Design
Project No. 6501755

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this _____ day
of _____, 2008.

CITY OF TEMPE, ARIZONA

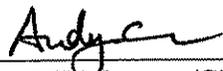
By _____
Mayor

By _____
Public Works Manager

ATTEST:

City Clerk

Recommended By:



Deputy PW Manager/City Engineer

APPROVED AS TO FORM:

City Attorney

The CONSULTANT warrants that the person who is signing this Agreement on behalf of the CONSULTANT is authorized to do so and to execute all other documents necessary to carry out the terms of this Agreement.

CONSULTANT
Wilson Engineers

Name

Title

Federal I.D. No. /Social Security No.

Certified to be a true and exact copy.

Karen M. Fillmore
Records Specialist

City of Tempe
Tempe Beach Park
Restroom Lift Station Upgrades Project
Change Order No 1 – New Restrooms
Scope of Services
2/12/2008

RECEIVED

FEB 15 2008

City of Tempe
Engineering Division

During the course of the project to upgrade the existing sewer lift station that serves the restrooms at the Tempe Beach Park, the decision was made to replace the existing restrooms with new restrooms at a higher elevation. This will eliminate the need to replace the existing pump station and damaged sewer line. This Change Order will delete the remaining work associated with designing the new lift station and add the design of the new restrooms to the project. The following major items are included in the design for this Change Order:

- Delete the uncompleted portions of work for Tasks 2.1, 2.2, 3.1, 3.2, 4.1, 4.2, 4.3, and 4.4 from the original Scope of Work
- Add the design of new restrooms, demolition of the exist east restroom, and remodel of the existing west restroom per the attached Scope form Arrington Watkins Architects.
- New gravity sewer service for the new restrooms
- New water service for the new restroom
- New ADA accessible concrete pathway from the old restroom location to the new restroom location
- Drainage improvements necessary to facilitate the installation of the new pathway.

The engineering services to be provided under this Change Order are as follows:

TASK 1.0 PRELIMINARY DESIGN

Subtask 1.1 Data Collection and Review. Collect and review available information pertaining to existing and planned facilities:

- Existing Restroom As-Builts
- Existing Site Improvement Plans for the Park
- Restroom As-Builts for the Marina Restroom

Subtask 1.2 Site Survey. Perform a site topographic survey using aerial photogrammetry to prepare a site base map showing the current park configuration. This will be used to facilitate the City's permitting process and to prepare the construction drawings for the required site civil improvements.

Subtask 1.3 Utility Investigations. This task will include contacting all of the utility companies with existing or planned utilities in the area. Drawings of the utilities will be obtained and incorporated into the construction drawings for this project.

Subtask 1.4 30% Design (Schematic Design). Prepare a 30% design for submittal to the City of Tempe. Based on the available data, site investigations, and the Town's design standards, Wilson Engineers will prepare a 30% design for the proposed improvements.

Subtask 1.5 60% Design (Design Development). Prepare a 60% design for submittal to the City of Tempe. Based on comments received at the 30% design, Wilson Engineers will prepare a 60% design for the proposed improvements.

TASK 2.0 CONSTRUCTION DOCUMENT PREPARATION

Subtask 2.1 Preparation of 90% Plans and Specifications (Agency Review Set). Prepare preliminary (90%) construction documents including plans, specifications, and a construction cost estimate for the project. The plans shall incorporate the comments received on the 30% submittal. Six (6) copies of 22" by 34" prints of the 90 percent plans and specifications will be submitted for review.

Subtask 2.2 Preparation of 100% Plans and Specifications. The final 100% plans and specifications will be prepared incorporating all comments received from the City. One (1) reproducible set of 24" by 36" Mylar plans and 8½" by 11" master specifications will be prepared to produce the construction sets.

TASK 3.0 PERMITTING SERVICES

Subtask 3.1 Maricopa County Environmental Service Departments. It is not anticipated that this project will need to be reviewed and permitted by Maricopa County.

Subtask 3.2 City of Tempe Building Permit. The Engineer will complete and submit the required City permit applications for approval.

TASK 4.0 CONSTRUCTION COORDINATION

Subtask 4.1 Review Submittals. The Engineer will review Shop Drawing submittals on the equipment to be furnished.

Subtask 4.2 Site Visits. The Engineer will perform monthly site visits during the construction to monitor the construction progress.

Subtask 4.3 Questions During Construction. Receive and respond to contractors questions regarding the plans and specifications during the construction phase.

Subtask 4.4 Start-Up Assistance. The Engineer will provide assistance during the initial start up of the new facilities.

END SCOPE OF SERVICES

CITY OF TEMPE
TEMPE BEACH PARK LIFT STATION UPGRADES PROJECT
DESIGN AND CONSTRUCTION SERVICES FEE
2/12/2008

I. LABOR SUMMARY

Task	Task Description	Principal E-7 \$ 195.00	Project Manager E-8 \$ 145.00	Project Engineer E-4 \$ 120.00	Senior Technician T-4 \$ 75.00	Admin. A-4 \$ 70.00	Total Hours	Total Fee
Task 1.0 - Preliminary Design and Development								
1.1	Data Collection		2	8			10	\$ 1,250
1.2	Site Survey	2	4	8	8		22	\$ 2,530
1.3	Utility Investigations		4	6			10	\$ 1,300
1.4	30% Plans	1	4	16	24	2	47	\$ 4,635
1.4	60% Plans	1	4	16	32	8	61	\$ 5,655
	Subtotal	4	18	54	64	10	150	\$ 15,370
Task 2.0 - Construction Document Preparation								
2.1	90% Construction Document Submittal	2	6	32	40	8	88	\$ 8,660
2.2	100% Final Submittal		4	24	12	2	42	\$ 4,500
	Subtotal	2	10	56	52	10	130	\$ 13,160
Task 3.0 - Permitting								
3.1	Maricopa County Permitting						0	\$ -
3.2	City of Tempe	1	8	16	8		33	\$ 3,875
	Subtotal	1	8	16	8	0	33	\$ 3,875
Task 4.0 - Construction Coordination (HOURLY RATE NOT TO EXCEED)								
4.1	Review Submittals		4	20		8	32	\$ 3,540
4.2	Site Visits		2	10			12	\$ 1,490
4.3	RFI's		16	16			32	\$ 4,240
4.4	Start-Up	1	4	8			13	\$ 1,735
	Subtotal	1	26	75	0	8	110	\$ 11,005
Subtotal - Labor		8	62	201	124	28	423	\$ 43,410

II. EXPENSE SUMMARY

No.	Expense Description	Unit	Total Units	Cost / Unit	Total
1.0	Misc. Printing (Reports, Final Mylars)	Lump Sum	1	\$ 2,500	\$ 2,500
2.0	Architectural	Lump Sum	1	\$ 52,360	\$ 52,360
3.0	Survey	Lump Sum	1	\$ 8,890	\$ 8,890
SUBTOTAL - EXPENSE SUMMARY					\$ 63,750

III. TOTAL FEE

Item	Description	Amount
I.	LABOR SUMMARY	\$ 43,410
II.	EXPENSE SUMMARY	\$ 63,750
III.	TOTAL FEE PROPOSAL RESTROOMS	\$ 107,160

IV. TOTAL CHANGE ORDER 1

Item	Description	Amount
I.	TOTAL FEE PROPOSAL RESTROOMS	\$ 107,160
II.	UNUSED PORTION OF ORIGINAL CONTRACT	\$ (30,896)
III.	TOTAL CHANGE ORDER	\$ 76,264



Arrington Watkins Architects

February 12, 2008

Stephen M. Todd, P.E.
Wilson Engineers
9633 South 48th Street Suite 290
Phoenix, Arizona 85044

RE: Fee Proposal for Tempe Town Lake Restrooms

Dear Steve,

Per your request, Arrington Watkins Architects LLC, is pleased to submit this proposal to provide architectural and engineering services for the referenced project. Following is the scope of the work to be accomplished.

SCOPE OF WORK:

The proposed scope of services consists of the design, J.O.C. Coordination, and construction phase services for a new restroom facility at Tempe Town Lake Park. As we understand, the Town would like to relocate the restroom facilities to a higher elevation instead of investing in a new lift station. Their intent is to demolish the East facility and relocate the utility services in that structure to the structure immediately adjacent to the west. The new construction will house those fixture units and provide a new accessible route to that location. The West Restroom fixtures will be removed and that existing structure will be remodeled into storage and an ATM concession.

Arrington Watkins Architects will provide architectural design services. LSW Engineers will be our consultants for Plumbing and Electrical Engineering. The Structural consultant will be Paragon Structural Design. We propose to perform the following work by phase:

- 1) Site Investigation
 - a) Review existing conditions and systems with consultants
 - b) Review As-Built Documents
 - c) Planning & Zoning Ordinance Analysis
- 2) Demolition Drawings
 - a) Prepare Demolition Plan of East Restroom Structure
 - b) Prepare Demolition Plan of West Restroom Fixtures, Doors & Hardware
 - c) Prepare Electrical Demolition Plan For East Structure
 - d) Prepare Plumbing Demolition Plan for East & West Structure
- 3) Schematic Design Phase
 - a) Develop Schematic site plan including new accessible routes and surface repairs to demolition area for review by City of Tempe (confirmation of site)
 - b) Building Code Analysis
 - c) Develop floor plan and exterior elevations for review by City of Tempe
 - d) Prepare Color Elevations for review by City of Tempe
 - e) Coordination of consultants in schematic design phase to affirm logistics of new site
 - f) Develop storage and ATM concession options for West Restroom

5240 North 16th Street
Suite 101
Phoenix, Arizona 85016
Telephone: (602) 279-4373
Fax: (602) 279-9110

A limited liability company

- g) Coordinate with J.O.C

Design Development Phase

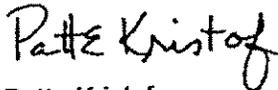
- h) Develop Architectural Site Plan and Electrical Site Plan for approval by City of Tempe
 - i) Develop floor plan and exterior elevations for approval by City of Tempe
 - j) Develop floor plan and exterior elevations for West "Storage" Structure
 - k) Submit Site Plan Review Package to City of Tempe
 - l) Submit Design Review Package with Color Elevations and Material Boards
 - m) Develop Architectural details
- 4) Construction Document Phase
- a) Prepare drawings and specifications for bidding. Single bid package to include demolition of existing facility and fixtures.
 - b) Coordinate set, Civil, Architectural, Structural, Plumbing and Electrical for plan review submittal
 - c) Submit documents to City of Tempe Plan Review, pick-up all redlines and coordinate corrections between consultants
- 5) Coordinate with Job Order Contractor
- a) Provide drawing and assist in development of cost estimate
 - b) Work with J.O.C. to identify materials and systems
 - c) Work with J.O.C. to identify long lead time items
- 6) Construction Administration Phase
- a) Arrington Watkins Attendance at pre-construction conference in Tempe
 - b) Respond to contractor questions and RFI's
 - c) Review pay applications
 - d) Process and review shop drawings
 - e) Review and process changes in the work
 - f) One trip/bi-weekly to attend meeting and observe construction (8 Trips)
 - g) Two trips, one to establish substantial completion and one to establish final completion

February 12, 2008
Steven M. Todd, P.E.
Page 3 of 3

This proposal has been made with the following assumptions:

1. Digital As Built Site Plan, including topo of proposed site and adjacencies, will be provided
2. As Built drawings of the existing restrooms and the Marina Restrooms will be provided
3. Engineering services retained will be Plumbing, Electrical and Structural
4. The ATM will be one that does not require conditioned space
5. There will be one security camera at the ATM and the required lighting
6. No wall demolition or new wall construction at West Structure
7. Cost Estimating by Contractor
8. 120 Day Construction Period

Sincerely,
ARRINGTON WATKINS ARCHITECTS



Patte Kristof
Project Manager

Attch: Fee Schedule



FEE PROPOSAL

CLIENT: Wilson Engineers
 Phoenix, Arizona
 Attn: Stephen Todd

DATE: February 12, 2008

PROJECT: Tempe Town Lake Restrooms

AWA NO. 90811

Item	Hours	Rate	Fee	Totals
Site Investigation				
Principal Architect	2	\$ 150.00	\$ 300.00	
Project Manager	5	\$ 120.00	\$ 600.00	
Drafter	2	\$ 60.00	\$ 120.00	
Admin	2	\$ 50.00	\$ 100.00	
Subtotal			\$ 1,020.00	
Demolition Drawings				
Project Manager	8	\$ 120.00	\$ 960.00	
Drafter	40	\$ 60.00	\$ 2,400.00	
Subtotal			\$ 3,360.00	
Schematic Design Phase				
Principal Architect	2	\$ 150.00	\$ 300.00	
Project Manager	40	\$ 120.00	\$ 4,800.00	
Drafter	40	\$ 60.00	\$ 2,400.00	
Subtotal			\$ 7,500.00	
Design Development Phase				
Principal Architect	2	\$ 150.00	\$ 300.00	
Project Manager	40	\$ 120.00	\$ 4,800.00	
Drafter	50	\$ 60.00	\$ 3,000.00	
Admin	2	\$ 50.00	\$ 100.00	
Subtotal			\$ 8,200.00	
Construction Document Phase				
Principal Architect	1	\$ 150.00	\$ 150.00	
Project Manager	40	\$ 120.00	\$ 4,800.00	
Drafter	50	\$ 60.00	\$ 3,000.00	
Admin	3	\$ 50.00	\$ 150.00	
Subtotal			\$ 8,100.00	
Coordination with J.O.C.				
Principal Architect	2	\$ 150.00	\$ 300.00	
Project Manager	10	\$ 120.00	\$ 1,200.00	
Admin	2	\$ 50.00	\$ 100.00	
Subtotal			\$ 1,600.00	
Construction Administration				
Principal Architect	4	\$ 150.00	\$ 600.00	
Project Manager (Incl. 10 Site visits & Office C.A.)	40	\$ 120.00	\$ 4,800.00	

FEE PROPOSAL

CLIENT: Wilson Engineers
 Phoenix, Arizona
 Attn: Stephen Todd

DATE: February 12, 2008

PROJECT: Tempe Town Lake Restrooms

AWA NO. 90811

Item	Hours	Rate	Fee	Totals
Drafter (Includes 2 Site visits)	28	\$ 60.00	\$ 1,680.00	
Admin	4	\$ 50.00	\$ 200.00	
Subtotal				\$ 7,280.00
Reimbursables Estimate (Allowance)				\$ 1,500.00
Architectural Sub-total				\$ 38,560.00
Parragon Structural Design		\$ 2,000.00		
LSW Engineers		\$11,800.00		
Consultant Sub-total				\$ 13,800.00
TOTAL THIS PROPOSAL				\$ 52,360.00

Hourly Rates for Additional Services

Principal Architect	\$ 150.00
Project Manager	\$ 120.00
Project Architect	\$ 100.00
Job Captain	\$ 80.00
Drafter	\$ 60.00
Admin	\$ 50.00

WILSON & COMPANY

410 N. 44th Street
Suite 460
Phoenix, AZ 85008
602-283-2701
602-273-1230 Fax

Albuquerque
Colorado Springs
Denver
Fort Worth
Houston
Kansas City
Lenexa
Omaha
Pasadena
Phoenix
Rio Rancho
Salina
San Bernardino
San Diego

Wilson & Company
Latin America, LLC

February 8, 2008

Mr. Steve Todd
Wilson Engineers
9633 S 48th St
Suite 290
Phoenix, AZ 87044

RE: Aerial Mapping & Topographic Survey
Tempe Beach Park
Tempe, AZ

Dear Mr. Todd,

Thank you for the opportunity to survey and prepare the topographic maps and associated digital files for this project. Wilson & Company is very interested in providing these services. Included below is our scope of work and fee estimate.

Scope of Work

- Fly and gather aerial mapping data for the area bounded by Tempe Town Lake on the North, Rio Salado on the South and West and Mill Ave on the East, excluding the Opus property in the Southwest corner.
- Set and survey aerial panels to control mapping limits.
- Additional detail topographic ground survey to show manhole inverts, hard shots on approximate walkway tie-in locations and other features within the location of the proposed facilities.
- Topographic mapping to show all hard surfaces, fences, visible utilities, vegetation, landscaping, and contours.
- Survey control to be based on City of Tempe datum.
- Final files to be submitted in AutoCad format on Wilson Engineers standards at an appropriate scale.

Our total lump sum fee for providing the outlined professional services is \$ 8,890.00. This fee includes all labor and expenses for the project. Please indicate your acceptance of this fee and scope of work by signing below. Please return one copy to Wilson & Company and keep one copy for your records.





We appreciate this opportunity to provide a proposal. If you have questions or need further information, do not hesitate to call. We look forward to working with you on this project.

Sincerely,
WILSON & COMPANY

Gregory L. Thompson, PLS
Survey Manager

cc: Ryan Branfort, RLS

We accept the scope and fee as presented and hereby authorize Wilson & Company to proceed as outlined.

By: _____

Name: _____

Date: _____