

Mayor and Council Communication

DATE: 12/14/21

M&C FILE NUMBER: M&C 21-0981

LOG NAME: 21GOLDEN TRIANGLE DESIGN AMENDMENT NO 6

SUBJECT

(CD 7) Authorize Execution of Amendment No. 6 to the Architectural Services Agreement with Perkins & Will, Inc., in the Amount of \$29,000.00, for a Total Contract Value of \$772,055.00, to Provide Additional Design and Construction Administration Services for the Golden Triangle Library (2014 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize the execution of Amendment No. 6 to the Architectural Services Agreement with Perkins & Will, Inc., in the amount of \$29,000.00, for a total contract value of \$772,055.00, to provide additional design and construction administration services for the Golden Triangle Library.

DISCUSSION:

The purpose of this Mayor & City Council Communications (M&C) is to recommend that the City Council authorize the execution of Amendment No. 6 to the Architectural Services Agreement with Perkins & Will, Inc., in the amount of \$29,000.00, for a total contract value of \$772,055.00, to provide additional design and construction administration services for the Golden Triangle Library.

This library project was part of the 2014 Bond Program and design started in 2016 (M&C C-27600). The project was awarded for construction in May of 2017. Once the project was well into construction, the contractor encountered several issues and the project slowed down and the opening was delayed several times. City staff made numerous attempts to work with and complete the project, however this construction contract was terminated and the balance of the work was completed by a different contractor. The Golden Triangle Branch Library opened in the summer of 2020.

This change of contractors and long delay required the design architect, Perkins & Will, Inc., to provide additional design and construction administration services. The closeout for this project budget has been further delayed while the City works and resolves claims with the terminated contractor's bonding company. It is clear that at this time there are no more services required of Perkins & Will, Inc. and there are sufficient remaining project funds to close this contract.

Project Budget	Cost
Land Costs	\$1,553,000.00
Total Design Costs (Including this Change Order)	\$772,055.00
Initial Contract Cost (only for work completed)	\$4,045,696.34
Administrative Costs - Advertising, Bidding, Staff Time, Impact Fees, Utility Costs, Platting Costs, IT, Security, FFE, Book Collection, Contingencies, etc.	\$2,822,595.28
Remaining Project Funds	\$798,653.38
TOTAL	\$9,992,000.00

The Golden Triangle Library is located in COUNCIL DISTRICT 7.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as appropriated, in the 2014 Bond Program Fund for the Golden Triangle Branch Library Project to support the approval of the above recommendation and execution of the amendment. Prior to any expenditure being incurred, Property Management Department has the responsibility to validate the availability of funds.

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