

## COUNCIL COMMUNICATION

|   |               |   |            |                          |
|---|---------------|---|------------|--------------------------|
|  | Number:       | <b>20-087</b>   | Meeting:   | <b>February 24, 2020</b> |
|   | Agenda Item:  | <b>7</b>  | Roll Call: | <b>20-0323</b>           |
|   | Submitted by: | <b>James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer</b> |            |                          |

### AGENDA HEADING:

Approving Supplemental Agreement No. 2 to the Professional Services Agreement (PSA) with Hartman Trapp Architecture Studio, L.L.C., for additional value engineering and design development phase services for Animal Control Building Design, not to exceed \$55,680.

### SYNOPSIS:

Recommend approval of Supplemental Agreement No. 2 to the PSA with Hartman Trapp Architecture Studio, L.L.C. (Thomas A. Trapp, Principal, 1101 Locust Street, Suite 307, Des Moines, Iowa 50314), for an additional amount not to exceed \$55,680, based on hourly rates, to provide additional value engineering and design development phase services for Animal Control Building Design.

### FISCAL IMPACT:

Amount: \$55,680

Funding Source: 2019-2020 Capital Improvement Program, Animal Control Facility, Page Municipal Buildings-6, BL130, G.O. Bonds

### ADDITIONAL INFORMATION:

- The new Animal Control Building will be located on a 5-acre, City-owned site at 1125 S.E. 14th Street just south of Harriet Street and across the river from the existing Animal Control facility. The facility is anticipated to be approximately 17,000 square feet and will replace the existing facility that is under-sized and in need of extensive repairs.
- A Request for Proposals (RFP) for professional services for the Animal Control Building Design was issued, posted on the City's website, and publicized in the newspaper. A selection committee of Police Department, Facilities Division, and Engineering Department staff reviewed and rated the seven (7) proposals received in response to the RFP. Hartman Trapp Architecture Studio was selected based upon the selection criteria in the RFP and Hartman Trapp's project approach, which includes an animal shelter design consultant as part of the design team.
- Staff negotiated a PSA with Hartman Trapp Architecture Studio for a total cost not to exceed \$452,000 based upon hourly rates, for design and construction phase services.

- Design of the project is anticipated to be completed in the third quarter of 2020 with construction anticipated to commence in the first quarter of 2021. Occupancy of the new Animal Control Building is anticipated by the second quarter of 2022.
- On May 29, 2019, the City and Consultant entered into Supplemental Agreement No. 1 for additional Leadership in Energy and Environment (LEED) v4 services for the Animal Control Building Design, for an amount not to exceed \$12,500.
- Based upon the Consultant's opinion of estimated cost for the project's initial design, it became apparent the project would likely exceed the budget. As a result, re-design will be required to bring the project closer to, or within, the budget.
- Staff has negotiated Supplemental Agreement No. 2 to the Agreement for Professional Services with Hartman Trapp Architecture Studio, L.L.C., for a total additional amount not to exceed \$55,680, based on hourly rates, for additional value engineering and design development phase services for Animal Control Building Design. Value engineering items include changes to the mechanical system, building form and exterior materials to keep the project in budget and maintain energy efficiency and durability.

**PREVIOUS COUNCIL ACTION(S):**

Date: January 14, 2019

Roll Call Number: [19-0017](#)

Action: [Approving](#) Professional Services Agreement with Hartman Trapp Architecture Studio, LLC for Animal Control Building Design, not to exceed \$452,000. ([Council Communication No. 19-011](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE****ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

City staff does not anticipate any future Council actions on this PSA at this time; however, unanticipated changes to this PSA would require an additional Supplemental Agreement, which may require Council action.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).