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Staff Report

ITEM 4-5

To: Lemoore City Council
From: Joe Simonson, Parks and Recreation Director
Date: July 28, 2014
Subject: Police Dispatch Architect Update



Discussion:

In September 2013, City Council approved staff to seek proposals for architectural services to create a dispatch facility located at the Lemoore Police Department. Staff received numerous proposals from various firms. Through the multiple meetings and presentations, it became apparent to the panel that the focus needed to be narrowed in order to receive the detailed quality project that the City was seeking for an extremely important building. Council approved funds for Darden Architects to create a site plan and preliminary floor plan. Darden met with staff from the Police Department to determine the current and future needs.

The scope of this project includes planning and design services needed for the bidding and construction of the new Police Dispatch Center along with desired and needed site improvements. The proposed building is anticipated to be approximately 2,200 sq.ft., built on the west end of the existing Lemoore Police Station on Cinnamon Drive between Fox and Hill Streets. This building will need to meet applicable Essential Service Building standards. With construction of a separate stand-alone building, it is assumed there will be less disruptions to ongoing operations, making it easier to meet applicable code requirements.

The project scope is also expected to address needed site improvements to safety, security, access, the installation of automatic vehicle security gates, a communication tower for radios and the replacement of the existing army surplus emergency power generator with a new emergency generator and automatic transfer switch. The architect will work with the City's radio systems provider to locate the tower. It is anticipated that a communication tower will be required and will be designed and delivered under design-build process incorporated into the construction documents by performance specifications.

Attached please find preliminary site plan and floor plan drawings illustrating the anticipated scope of work included in this project. Darden Architects has previously provided Engineers estimated cost for the project's hard construction cost and anticipated soft costs.

Budget Impact:

City staff entered into negotiations with Darden Architectures for services. Those discussions hit an impasse and staff began contract talks with the second firm on the established list. After some compromise from both sides the following denotes Darden Architects, Inc. contract terms that staff recommends for beginning the process to create the working drawings for the project.

Compensation:

a. Basic Services

For all "Basic Services" as defined in this Agreement, compensation shall be nine percent (9%) of construction cost which is currently estimated at \$1,137,000 and shall be paid pursuant to the following schedule:

Upon Completion of:

Schematic Design	15%
Design Development Phase	10%
Contract Documents Phase	45%
Plan Check	5%
Bidding Phase	5%
Construction Administration	20%

Based upon Engineers Estimate of \$1,137,000 the Basic Services compensation is not to exceed \$102,330.00.

Project Construction Cost:

"Project Construction Cost" shall mean the estimate of construction costs to the City as submitted by the Architect and accepted by the City until such time as bids have been received, whereupon it shall be the accepted construction contract amount, increased by the dollar amounts of all approved additive contract change order items, with the exception of items resulting from errors and omissions on the part of the Architect, and payments to Architect or consultants for costs of inspections, surveys, tests and sites not included in the Project, and also decreased by the dollar amounts of all approved deductive contract change order items which are accepted to bring the bid price into compliance with the project budget.

The above compensation is in anticipation of a single construction contract as described in the project description. Significant change in the phasing may result in renegotiation of contract compensation.

Compensation for Basic Services. The Architect's compensation shall be \$102,330. This amount is 9% of the estimated Construction Budget which is \$1,137,000. This preliminary calculation is based on a single phased project with a single building permit. The Owner shall review the Architects documents, scope of work and the Architect's opinion of probable cost at the completion of each phase of development as outlined in the Basic Services. Prior to proceeding to the next phase of project development the

owner shall approve the scope, and budget. At the end of the Design Development phase based on the Opinion of Probable Cost that will be prepared at the end of the Design Development phase, Architect and Owner will review the fee calculation of the Architect's compensation, using the 9% of the estimated cost of total construction; the architect's fee will become fixed at that time. Should the Architect's compensation not be equal to 9% of the Opinion of Probable Cost, Architect's compensation will be adjusted to equal that sum. The Architect's fee shall become a fixed fee for the Construction Documents, plan check, bidding and Construction Administration phases of the project.

Additional Services shall only be provided if required due to unusual circumstances and through no fault or neglect of the Architect or if requested by the Owner, and if authorized and confirmed in writing by the Owner. The Architect shall not perform any such Additional Services until the Owner has given its written approval for their performance.

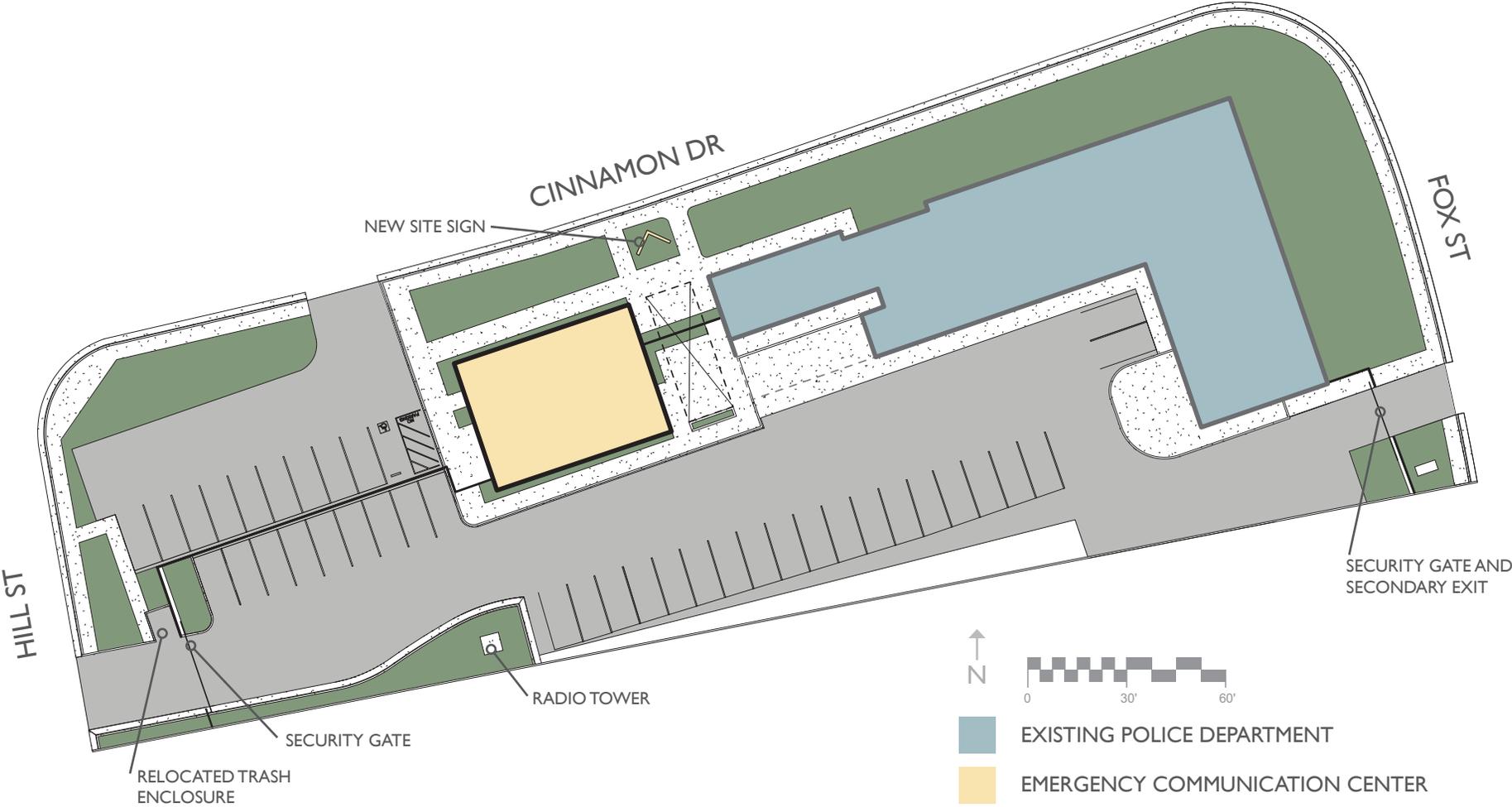
As a condition of this project due to potential delays in funding for the project it may be necessary for this project to wait two years after plans are complete and approved before construction can begin. If necessary the architect will make necessary updates to the building's contract documents to comply with code changes that may occur during this delay at no additional charge to the City of Lemoore

The City currently has secured \$1.42 million of the total estimated plans, construction, equipment and personnel cost of \$2.6 million. It is far easier to acquire funding for a shovel ready project that have approved construction drawings. Chief Smith is working on securing the additional funds.

Recommendation:

That the City Council, approve the firm Darden Architect, Inc., the contract as stipulated and authorize City Manager to sign all documents for the creation of working drawings for the Lemoore Police Station Remodel and Dispatch Center Construction.

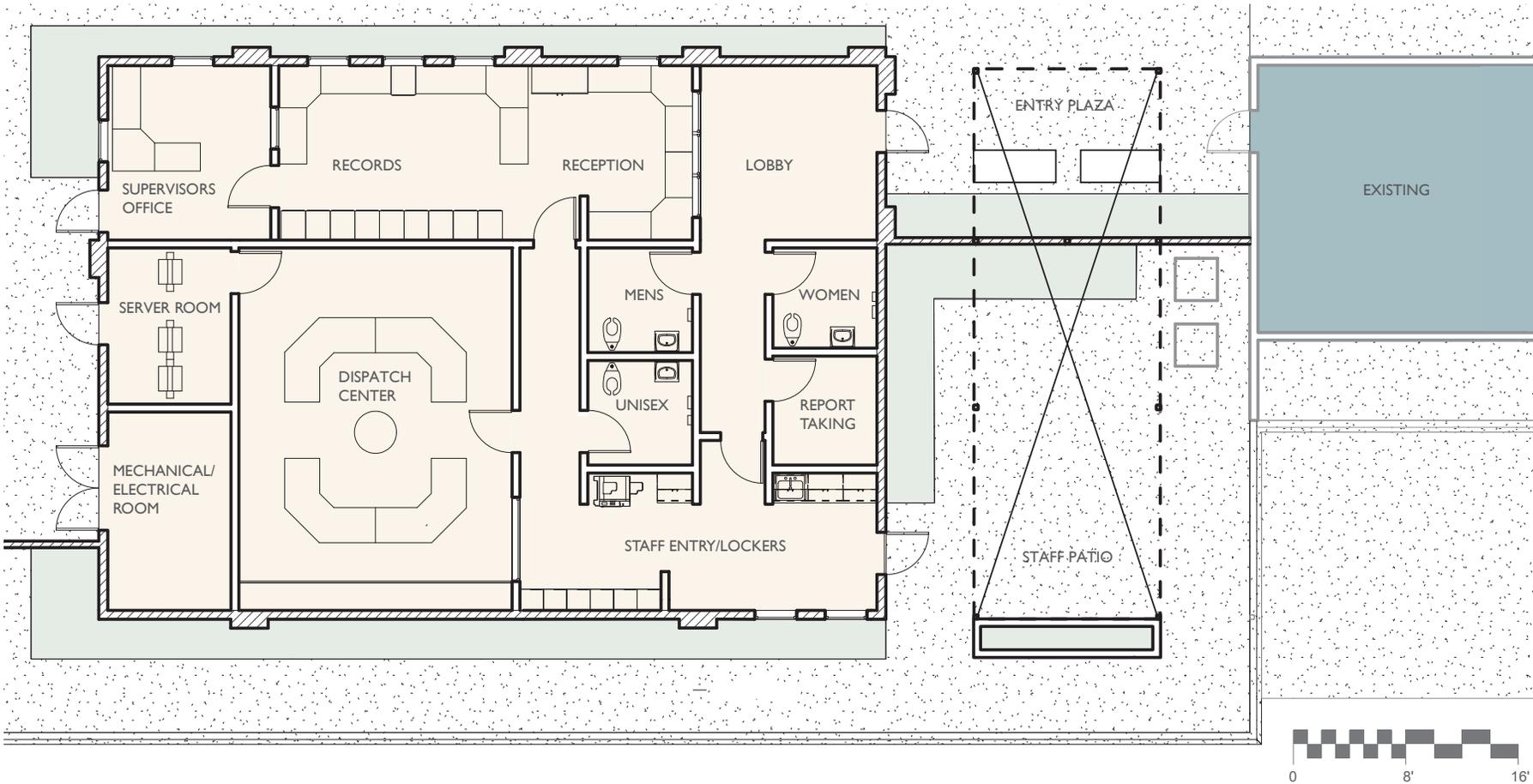
SCHEMATIC SITE PLAN



EMERGENCY COMMUNICATIONS CENTER
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SCHEMATIC FLOOR PLAN



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