

CITY OF FAIRFIELD

RESOLUTION NO. 2014 - 194

**RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE
AMENDMENT NO. 6 TO THE AGREEMENT FOR CONSULTING SERVICES FOR
THE POLICE STATION RENOVATIONS PROJECT WITH INDIGO/HAMMOND &
PLAYLE ARCHITECTS, LLP**

WHEREAS, On October 3, 2006, Council approved an Agreement for Consulting Services for the initial phase of the Police Station Renovations Project with Indigo/Hammond & Playle Architects, LLP; and

WHEREAS, five previous contract amendments have already been approved to fulfill Police Department project priorities; and

WHEREAS, Amendment No. 6 allows for the continuation of work from Amendment # 5 and integrates the following design, bidding and construction administrative services including, increased cooling and a redundant cooling system in the data center, replacement of existing lobby storefront system, including doors, improved cooling and airflow in the records area and 18,200 square feet of new cool roofing.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FAIRFIELD HEREBY RESOLVES:

Section 1. The Mayor is hereby authorized and directed to execute on behalf of the City of Fairfield Amendment No. 6 to the agreement between the City of Fairfield and Indigo/Hammond & Playle Architects, LLP for architectural services associated with the Police Station Renovations Project in the amount of \$85,200, for a total contract not-to-exceed fee of \$1,130,950.

Section 2. The Director of Public Works is hereby authorized to implement the above mentioned amendment and administer a 10% management reserve to address potential additional items of work for a new total not to exceed authorization of \$1,159,450.

PASSED AND ADOPTED this 2nd day of September 2014, by the following vote:

AYES: COUNCILMEMBERS: Price/Vaccaro/Bertani/Moy/Mraz

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE

David T. Price
MAYOR

ATTEST:

Karen L. Rees

CITY CLERK

pw

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CITY OF FAIRFIELD

CITY CLERK, City of Fairfield

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James T. Price
MAYOR

ATTEST:

Karen L. Rees

CITY CLERK

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**AMENDMENT NO. 6 TO THE AGREEMENT FOR CONSULTING SERVICES FOR
THE POLICE DEPARTMENT RENOVATIONS PROJECT WITH INDIGO/HAMMOND
& PLAYLE ARCHITECTS, LLP**

On October 3, 2006, the City of Fairfield, a municipal corporation, hereinafter referred to as "CITY," and INDIGO/HAMMOND & PLAYLE ARCHITECTS, LLP, hereinafter referred to as "CONSULTANT," entered into an agreement to provide professional architectural services for the Police Department Renovations Project.

On May 1, 2007, Amendment No. 1 to the agreement was approved by the Fairfield City Council for design services for security improvements at the police parking lot and at the parking lot adjacent to the "pruneyard" parking lot.

On November 20, 2007, Amendment No. 2 to the agreement was approved by the Fairfield City Council for design services for the Fairfield Police Station Remodel and for renovations at the Fairfield Transportation Center (FTC) to accommodate the Fairfield Police Investigations staff.

On November 4, 2008, Amendment No. 3 to the agreement was approved by the Fairfield City Council for design services for tenant improvements at 1100 Texas Street to accommodate the Fairfield Police Investigations staff and for the Fairfield Police Station Remodel.

On December 1, 2009, Amendment No. 4 to the agreement was approved by the Fairfield City Council to provide additional professional services for work outside the scope of the agreed services in Amendment No. 3.

On December 3, 2013, Amendment No. 5 to the agreement was approved by the Fairfield City Council to provide design and construction administration services for the Lobby Accessibility and Main Patrol Lot Security Improvement Project.

Based upon the need for additional consulting work outside the scope of the agreement, the CITY and CONSULTANT do hereby agree to amend the existing AGREEMENT FOR CONSULTING SERVICES as necessary for the design and construction of the PROJECT as follows.

The project will increase the scope of work approved with Amendment # 5 and include the following additional items of scope to the Lobby Accessibility and Main Patrol Lot Security Improvement Project; modification to the existing HVAC system in the Data Center, inclusive of the creation of a redundant system, replacement of the existing storefront window and door system, improved cooling and airflow in the records area and 18,200 square feet of new cool roof to replace the old tar and gravel roof.

IC. DUTIES OF CONSULTANT

The CONSULTANT shall provide professional architectural services required for design and construction of the PROJECT. The additional project scope is outlined on Exhibit A of this Amendment. New project scope will be integrated into the design process with the 50% submittal comment supplied by the City. The process is as follows:

Design Phase Services (including bidding)

- A. Provide and/or update scope, layout, phasing, and cost
- B. Final design meetings with City staff (3 meetings).
- C. Meeting with Building Division (2 meetings).
- D. Review and coordinate with documents provided by the City.
- E. Review and incorporate City Standard Specifications, details and Provisions, latest edition.
- F. Prepare 50% Plans, Specs, Estimate (PS&E).
- G. Incorporate City review comments of 50% PS&E.
- H. Prepare 90% Plans, Specs, Estimate (PS&E). (1 design meeting with City staff).
- I. Incorporate City review comments on 90% PS&E. (1 design meeting with City staff & 1 meeting with Building Division).
- J. Prepare 100% Final Plans, Specs, Estimate (PS&E)
- K. Obtain final approval (permit) from Building Division (any planning approval process is NIC). (1 design meeting with City staff & 1 meeting with Building Division).
- L. Attend Pre-Bid meeting (1 meeting). (All bid-set printing and agency review fees NIC).
- M. Review and respond to bidder questions and maintain bidders question log.
- N. Assist in the preparation of Addenda to be issued by City (1 addendum).
- O. Assist City in analyzing bid results and in recommending award.

Construction Phase Services

- A. Attend pre-construction meeting (1 meeting).
- B. Review and respond to Contractor submittals (25).
- C. Review and respond to Contractor RFI's (25).
- D. Issue Architectural Supplemental Instructions (3).
- E. Issue or review Proposal Requests/Change Orders (3).
- F. Attend project progress meetings (7).
- G. Conduct periodic site observations, issue reports (included in (F) above).
- H. Conduct final inspection and issue Punch List (1 each).
- I. Assist in final close-out procedures.

- J. Review Contractor's record documents, prepare CAD record drawings, provide CAD file and (1) 24"x36" set of prints stamped "Record Drawings".
- K. Issue final observation report indicating project 100% complete, issue Notice of Completion (1)

II. COMPENSATION OF CONSULTANT

- A. Basis of Compensation. For and in consideration of the professional services to be provided by CONSULTANT hereunder, CITY agrees to pay CONSULTANT and CONSULTANT agrees to accept from CITY as full compensation for said services, the following maximum, not to exceed amount(s):

For those services described in Section IC. compensation shall be on a time and material basis, increasing the maximum fee by \$85,200, to a maximum fee not to exceed, one million one hundred thirty thousand nine hundred and fifty DOLLARS (1,130,950).

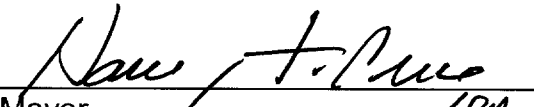
III. TIME OF COMPLETION

Work described in Section IC. through permit for the various projects shall be completed by December, 2015 in accordance with Exhibit A1 –Preliminary Project Schedule.

Except as modified by the above amendment, the provisions of the agreement for consulting services dated October 3, 2006, Amendment No. 1, dated May 1, 2007, Amendment No. 2 dated November 20, 2007, Amendment No. 3 dated November 4, 2008, Amendment No. 4 dated December 1, 2009, and Amendment No. 5 dated December 3, 2013 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the 10th day of September, 2014.

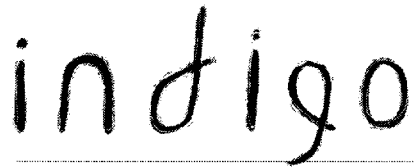
CITY OF FAIRFIELD
a municipal corporation (CITY)



Mayor GMA

By 

(INDIGO/ HAMMOND & PLAYLE ARCHITECTS, LLP)



HAMMOND + PLAYLE
ARCHITECTS, LLP

EXHIBIT A

August 8, 2014

Fred Beiner, Project Manager
Public Works Department
City of Fairfield
1000 Webster Street, 3rd Floor
Fairfield, CA 94533-4883

Re: Amendment #6, Various Scope Change, Fairfield Police Remodel, Professional Services Agreement, October 3, 2006.

Dear Fred,

This letter describes certain changes in service requested by the City of Fairfield to the Lobby Accessibility and Main Patrol Lot Security Improvements Project authorized by Amendment # 5, dated December 3, 2013, and proposes Amendment #6 to the existing agreement to implement the following changes in scope.

Description of Scope of Services change:

This Amendment #6 modifies the Lobby Accessibility and Main Patrol Lot Security Improvements project as described below.

Item 1. Mechanical HVAC change including structural, \$15,000 additional fee required

More extensive mechanical work is required than was originally included in Amendment #5. The original scope of the HVAC component assumed reconnection to the existing mechanical system, keeping the existing mechanical equipment and reuse of as much of the existing duct distribution as possible with new diffusers for supply and returns. The mechanical engineer's field visit conducted during the design phase found that:

- the City's record drawings of the building do not accurately describe existing mechanical conditions in the area of work;
- the existing mechanical HVAC system in place is inadequate to serve the Records area; and new service equipment is required.

City staff also indicated that the existing fan coil unit was old and needs replacing and that the existing HVAC was inadequate for the records area. Based on above, provision of new service equipment including the need for a structural engineer to design proper support was not included in Amendment # 5 and is now required. Work will investigate causes of cracking seen on existing walls to ensure that no structural repair is required. Estimated construction cost is \$50,000. Detail of the additional scope of work to be performed is as follows:

- A. Design new HVAC system for Records including a new rooftop heat pump and a new split system heat pump to replace the existing unit, for Records Work Area that will reuse the existing ductwork.
- B. Design an entire new system for the main Records Room served by a new rooftop heat pump and all new ductwork for this system.

- C. Field verify existing structural system in area of the existing and proposed mechanical units and identify capacity to support proposed mechanical equipment. Design structural load support if required.
- D. Modify existing architectural roof plans and specifications to reflect installation of the new units.
- E. While conducting above field evaluation, the structural engineer will identify the cause of gypsum board cracking at existing wall between prior Communication Center and Records. Should any structural repair be required, recommendations will be provided but design of the repair is not included.
- F. Include approved systems and CD modifications in construction documents.
- G. Assist in bidding and negotiations for this additional scope of work.
- H. Provide construction administration for this additional scope of work.

Item 2. Storefront and entry door replacement, \$5,800 additional fee required

During Amendment # 5 design phase, the City requested a field inspection of the existing pair of storefront system entry doors. The doors have longstanding maintenance and operational problems due to racking and age of the system. Staff decided it was appropriate to replace the doors and entire storefront system in conjunction with this project. This work was not included in Amendment #5 scope of services. Estimated construction cost is \$30,000. Detail of the additional scope of work to be performed is as follows:

- A. Demolition plan to reflect the removal of the existing storefront, entry doors, automatic door opening device and miscellaneous concrete flatwork.
- B. Design new storefront system including pair of doors, hardware, threshold, recessed floor mat and put-back of concrete flatwork conforming to accessibility requirements.
- C. Include approved systems in construction documents.
- D. Assist in bidding and negotiations for this additional scope of work.
- E. Provide construction administration for this additional scope of work.

Item 3. Data center cooling HVAC including structural, \$45,700 additional fee required

During the 50% submittal of the Amendment # 5 scope of work the City requested a review of developed CD's for the Police Roof Replacement and Data Center Cooling project. Another consultant had prepared the bid package for the data center cooling and re-roofing project. Bids for that project came in 60% higher than the engineer's estimate and were ultimately rejected by City Council. INDIGO has been requested to incorporate the HVAC-related work for the data center in the Lobby Accessibility and Main Patrol Lot Security Improvements project. Several options have been explored including the original concept. Staff has opted to go with a heat pump cooling solution with a redundant system as back up. This can be done without shutting down the existing HVAC system ensuring cooling is constantly being supplied to the Data Center.

Demolition of the outdated components and ducting can be done after installation of the new cooling system. The existing UPS System will provide a total of 48 KVA of power for the existing computer room. This is in alignment with the 15 tons of cooling capacity required for the Data Center. New systems are to be based on the refurbishment of the existing fan coil in the mechanical room next to the Data Center, this unit provides 10 tons of cooling to the Data Center at this time. Replace the two existing air cooled 5 ton units on the roof with new air cooled condensing units. Add a new 5 ton AC unit on the roof to supplement the 10 ton fan coil. Add three additional 5 ton AC units to the roof for a complete N + 1 redundancy. Ensure the existing roof structure can handle the additional point loads. Ensure that both the design and the construction sequence of work provide for continuous cooling of the Data Center during construction. Ensure Data Center HVAC is connected to the emergency power system and that fire suppression modifications are made. Estimated construction cost is \$400,000. Detail of the additional scope of work is as follows:

- A. Design new HVAC system for the Data Center in accordance with above description.
- B. Provide electrical power support for the HVAC work. Excludes any other power/data/signal electrical improvements to the Data Center related to provisioning servers, racks, UPS or data processing systems.
- C. Existing emergency generator and distribution system capacity will be evaluated to support new HVAC and IT room load addition and capability of existing system to support entire existing emergency load with single generator with second generator as redundant. Panel load readings will be provided by the City of Fairfield. If generator evaluation indicates single generator is marginal to support entire emergency load, additional fees may be required to evaluate emergency panels to potentially transfer some load to normal panels or develop load shed scheme. Electrical plans to reflect load balancing and connection of all Data Center HVAC to the emergency power system.
- D. Automatic fire sprinkler system for the building is existing and only performance specification for the fire sprinkler system are included. Provide spec requirements and any indication on plans as appropriate to convert this fire suppression system in Data Center to a dry pipe pre-action type of system as an alternate (deferred approval). Estimated construction cost is \$30,000 in addition to the \$400,000 identified above.
- E. Prepare performance requirements for fire alarm system improvements, both of which are existing in the building (deferred approval).
- F. Provide structural support for the rooftop mechanical units, provide calculations for plan review and structural improvements on CD's as required.
- G. Modify existing architectural roof plan (see item # 4 below) for new units, coordinate new penetrations where required, provide closure at walls of Data Center to segregate it from surrounding air plenum and coordinate all work.
- H. Provide security access control at door(s) to data center.
- I. Coordinate with City's needs for the data center cooling project, one design meetings is included.
- J. Include approved systems in construction documents.
- K. Assist in bidding and negotiations for this additional scope of work.
- L. Provide construction administration for this additional scope of work, two site visits are included.

Item 4. Roofing project, \$18,700 additional fee required

During the 50% submittal process for the Lobby Accessibility and Main Patrol Lot Security Improvement project, the City requested a review of the developed CD's for the Police Roof Replacement & Data Center Cooling project. Three bids for that project were received on June 23, 2014 and the apparent low bid was 60% above the engineer's estimate. INDIGO will include previous roofing plans and specifications in the Lobby Accessibility and Main Patrol Lot Security Improvements project. Every effort possible will be made to re-use prior plans, details and specifications. Revisions to the CD's to include work from this amendments scope of work is included. Source electronic CAD files will be provided by City including a written release from the original designer (note: even though the City is assumed to own the documents produced by the original designer, it is highly recommended to obtain a written release from that designer authorizing the continued use of the documents for the project).

The work includes approximately 18,200 sf of roof area which will receive a new thermoplastic polyolefin (TPO) single-ply roof with flashing at all openings and installation of metal coping along the exterior concrete wall parapet at the north, northeast and east sides of the building. Replacement of selected structural roof decking panels is indicated on the plans. INDIGO's structural engineer will verify these inclusions with a field visit and confirm or make any different recommendations. Minor structural reinforcement work previously identified as necessary to correct a discontinuity in the roof diaphragm work (see tier 1 study embedded in "Fairfield Police Preliminary Design Summary Report" dated March 20, 2007) is included since this is most easily done during re-roofing. INDIGO recommends a demolition roof

plan be prepared and has included one in this proposal. Estimated construction cost is \$200,000. Scope includes following items:

- A. Update existing re-roofing design plans, details based on source electronic CAD files which will be provided by City ready for use in electronic form. Check and revise details as required. Incorporate into overall bidset.
- B. Prepare structural detail for reinforcement tie across the existing glulam beam at corner of the atrium roof to correct a problem of diaphragm discontinuity.
- C. Includes preparation of a demolition roof plan as well as new replacement rooftop mechanical air intake louvers and vents where indicated by best practices.
- D. Prepare technical specifications in CSI 2004 Masterformat using the previous spec provided in Word DOC for reference.
- E. Coordinate with City's needs for the roofing project, one design meeting is included.
- F. Include approved systems in construction documents.
- G. Assist in bidding and negotiations for this additional scope of work.
- H. Provide construction administration for this additional scope of work, one site visit is included.

Fee, Basis of Compensation and other terms:

The not-to-exceed fee for performing this work on a time-and-materials basis is \$85,200 including expense as indicated below. Bidset printing and agency review printing are excluded.

	<u>Design</u>	<u>Construction</u>	<u>Total</u>
Item 1. Mechanical HVAC change including structural	\$13,500	\$1,500	\$15,000
Item 2. Storefront and entry door replacement	\$5,200	\$600	\$5,800
Item 3. Data center cooling HVAC including structural	\$41,100	\$4,600	\$45,700
Item 4. Roofing project	<u>\$16,000</u>	<u>\$2,700</u>	<u>\$18,700</u>
Total	\$75,800	\$9,400	\$85,200