

**PLANNING & DEVELOPMENT MEMORANDUM
#14-2021**

DATE: May 9, 2022

TO: Honorable Mayor Meredith Leighty and City Council Members

THROUGH: Heather Geyer, City Manager 

FROM: Brook Svoboda, Director of Planning & Development 
Eric Ensey, Senior Planner

SUBJECT: CR-79 – Amendment #1 to Professional Services Agreement with Anderson Mason Dale Architects

PURPOSE

To consider CR-79, a resolution approving a contract amendment with Anderson Mason Dale Architects (AMD) for architectural and engineering services for the new City Hall facility.

BACKGROUND

On May 24, 2021, City Council approved a contract for architectural and engineering (A/E) services for design of the new City Hall facility. The contract approved was in the amount of \$1,372,177, with \$113,087 in contingency and additional alternatives that could be approved by the City Manager. This covered the A/E design services for the new City Hall at the original cost of \$18 million, inclusive of all hard costs, soft costs, and contingencies associated with the project.

Staff provided an update to City Council at the March 10, 2022, meeting with a discussion on an expanded project scope that evolved during the input process of design. At that meeting, City Council directed staff to increase the project scope to include sustainability elements, such as Net Zero construction and certifications, an increase in square footage for staff operations, along with some additional site costs associated with redevelopment of the overall Civic Center site. The total budget for the City Hall project was increased by \$10.6 million, to \$28.6 million.

During the March 10 discussion, staff indicated that a contract amendment would need to be brought to Council based on the modified project scope for both AMD and Cumming Management Group. The amendment would increase AMD’s contract by \$393,066 to cover the additional project scope. The contract amendment for Cumming is addressed separately in CR-86.

BUDGET/TIME IMPLICATIONS

Staff is presenting a contract amendment in the amount of \$393,066 to cover the additional scope of services considered by City Council at the March 10, 2022, meeting.

	Amount
Original contract	\$1,372,177
<i>Contingencies and other ad-alts approved in the original contract</i>	\$113,087
Amendment #1	\$393,066
AMD Total Project Amount	\$1,878,330

For informational purposes, there will be one final Professional Services Agreement (PSA) that will be required as part of the design phase, and that is for commissioning services.

Commissioning is a requirement for design and construction of any new building. The purpose is to bring on a third party to complete a check of building systems and the building enclosure throughout the design and construction process to identify any potential issues that may have a long-term impact on building and occupant health. Commissioning is also required to ensure compliance with International Energy Conservation Code standards and ensure compliance for certain sustainability certifications. This will be a separate PSA that will be brought to City Council at a future date.

Funding is available for the City Hall project based on the following breakdown. Council's direction has been to use cash to fund this new facility. No other funding mechanism is recommended at this time.

Funding	Amount
General Fund reserve	\$8.0M
1/2% sales tax	\$14.6M
Marijuana tax	\$4.5M
Phase I carryover	\$1.5M
Total Project Cost	\$28.6M

AMD is continuing through the Schematic Design (SD) phase, which is planned to last approximately 12 weeks, ending in late May or early June with the preparation of schematic design drawings that will be used by the general contractor for preliminary pricing. There is still one final SD workshop with City Council scheduled on Monday, June 6, at 6 p.m.

This will be the final opportunity for AMD to engage City Council in design discussions before the design progresses into the Design Development (DD) phase.

Construction on the new City Hall facility is scheduled to start in the first half of 2023, with completion tentatively set for the first half of 2024.

STAFF RECOMMENDATION

Attached is CR-79, a resolution that, if approved, would authorize the Mayor to execute a contract amendment between the City and Anderson Mason Dale Architects for the City Hall project in an amount not to exceed \$393,066. Staff recommends approval of CR-79.

STAFF REFERENCE

If Council members have any questions, please contact Brook Svoboda, Director of Planning & Development, at bsvoboda@northglenn.org or 303.450.8937.

CR-79 – Amendment #1 to Professional Services Agreement with Anderson Mason Dale Architects

SPONSORED BY: MAYOR LEIGHTY

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-79
Series of 2022

Series of 2022

A RESOLUTION APPROVING AMENDMENT #1 TO THE AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND ANDERSON MASON DALE ARCHITECTS FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE IMPLEMENTATION OF PHASE 2 OF THE CIVIC CENTER MASTER PLAN PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Amendment #1 to the Agreement between the City of Northglenn and Anderson Mason Dale Architects, P.C., attached hereto, in the amount of \$393,066.00 for architectural and engineering services for the implementation of Phase 2 of the Civic Center Master Plan Project for a total contract amount of \$1,765,243.00 is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn.

Section 2. Upon approval of this Amendment #1 to the Agreement between the City of Northglenn and Anderson Mason Dale Architects, P.C., the total amount of the Project shall not exceed \$1,878,330.00, which includes amounts previously authorized for contingencies and Bid Alternate #1.

DATED at Northglenn, Colorado, this _____ day of _____, 2022.

MEREDITH LEIGHTY
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

AIA Document G802 – 2017

Amendment #1

City of Northglenn and Anderson Mason Dale P.C.

See attached

Amendment to the Professional Services Agreement

PROJECT: <i>(name and address)</i> Northglenn City Hall	AGREEMENT INFORMATION: Date: May 14, 2021	AMENDMENT INFORMATION: Amendment Number: 001 Date: April 27, 2022
OWNER: <i>(name and address)</i> City of Northglenn, State of Colorado 11701 Community Center Drive Northglenn, CO 80233	ARCHITECT: <i>(name and address)</i> Anderson Mason Dale, P.C. 3198 Speer Blvd. Denver, CO 80211	

The Owner and Architect amend the Agreement as follows:
Additional Compensation to support design efforts associated with the activities itemized below.

21-015.01 - Time Extension: The programming efforts and site selection for the project have extended beyond the anticipated November 2021 completion timeframe. Re-visits of both project parameters have extended into December 2021 through March 2022, involving requested input and participation from AMD. This includes increase in fee for underground utility mapping services to be provided by Utility Mapping Services, Inc. at their 2022 labor rates.

21-015.02 - Construction Budget / Program Size Increase: The updated program plan (in response to staff input and recommendations) prepared during the time extension aforementioned has increased the building size by 14% with an anticipated budget increase of +/- \$2M; this increase is from the previous program and cost model developed during our Q1-2021 efforts which targeted the building program and size with your original construction budget of \$12.6M

21-015.03 - LEED / Sustainability Kick-Off Workshop: Prior to the pursuit of any sustainable certification our team is being asked to determine the scope and potential level(s) of Certification Systems that are is feasible within known project parameters. This fee will cover the initial Integrative Design Process where the full design team including engineers and owner stakeholder group convene for a moderated Collaborative Design Session with the intent of mapping a strategy for achieving the project energy, sustainability, and operating goals – along with agreement and buy-in from all parties and within restriction of the budget. This scope was completed on April, 12th 2022.

21-015.04 - IECC Compliance Energy Modeling and Documentation: Typically, COM-CHECK (a simplified energy code compliance tool) would suffice to demonstrate energy code compliance for permitting. However, if either (or both) Net-Zero building performance and/or CORE Certification is pursued a more advanced energy modeling effort will need to occur as a prerequisite.

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Net-Zero Building Performance: Our team is being asked to pursue a net-zero strategy for building performance, requiring a more involved design process across all disciplines to fine-tune building systems, as well as additional work associated with introducing renewable systems to the project. This effort will involve enlisting additional consulting services from specialist – specifically energy modeling: detailed and intentional design choices and information is aggregated into a robust and iterative energy modeling effort. For your information, national data suggest a 5% +/- increase in construction costs for net-zero building.

21-015.05 - Sustainability Certification - CORE Certification: Our team is being asked to pursue a sustainability certification for the project. The city's first preference is to pursue the CORE Green Certification by the International Living Futures Institute (ILFI). This system of certification evaluates buildings across several spectrum of sustainability and measures outcomes note modeled predictions. Sustainable certification will require the engagement of all engineering disciplines. Sustainable certification comes additional design effort, records keeping and administrative services that overlays the typical design exercise; we will enlist the same specialist aforementioned with net-zero services to assist us with this effort. There is overlap with the effort to deliver a net-zero building with sustainable building certifications. CORE Certification Design fee include Whole Building Material Life Cycle and Daylighting Analysis as required for CORE.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Compensation shall be based on a fixed fee in the amount of Three Hundred Ninety-Three Thousand, Sixty-Six Dollars and 00/100ths (\$393,066.00). Fees to be allocated per add service, is as follows:

21-015.01	Time Extension	\$43,784.00
21-015.02	Construction Budget / Program Size Increase	\$121,400.00
21-015.03	LEED / Sustainability Kick-Off Workshop	\$6,437.00
21-015.04	IECC Compliance Modeling + Net-Zero Building	\$70,628.00
21-015.05	Sustainability Certification	\$140,067.00
Total		382,316.00
Reimbursables (CORE + Net Zero Registration & Cert. Fees)		\$10,750.00
Grand Total		\$393,066.00

Schedule Adjustment:

See above.

SIGNATURES:

Anderson Mason Dale Architects,
P.C.

ARCHITECT (*Firm name*)

-See attached digital signatures page-

SIGNATURE

Joey Carrasquillo, Principal, Vice
President

PRINTED NAME AND TITLE

DATE

City of Northglenn, State of Colorado

OWNER (*Firm name*)

-See attached digital signatures page-

SIGNATURE

Meredith Leighty, Mayor

PRINTED NAME AND TITLE

DATE

3198 Speer Boulevard
Denver Colorado 80211
303 294 9448
Fax 303 294 0762
www.amdarchitects.com

AndersonMasonDale Architects

27 April, 2022

Mr. Eric Ensey
Senior Planner
City of Northglenn
11701 Community Center Drive
Northglenn, CO 80233

RE: Northglenn City Hall
Additional Services Request

This letter summarizes our request for additional compensation to support design efforts associated with activities itemized below.

- 21-15.01 - Time Extension** **\$ 43,784**
The programming efforts and site selection for the project have extended beyond the anticipated November 2021 completion timeframe. Re-visits of both project parameters have extended into December 2021 through March 2022, involving requested input and participation from AMD. This include increase in fee to for underground utility mapping services to be provided by Utility Mapping Services Inc. at their 2022 labor rates.
- 21-15.02 - Construction Budget / Program Size Increase** **\$ 121,400**
The updated program plan (in response to staff input and recommendations) prepared during the time extension aforementioned has increased the building size by 14% with an anticipated budget increase of +/- \$2M; this increase is from the previous program and cost model developed during our Q1-2021 efforts which targeted the building program and size with your original construction budget of \$12.6M
- 21-15.03 - Sustainability Kick-Off Workshop** **\$ 6,437**
Prior to the pursuit of any sustainable certification our team is being asked to determine the scope and potential level(s) of Certification Systems that are is feasible within known project parameters. This fee will cover the initial Integrative Design Process where the full design team including engineers and owner stakeholder group convene for a moderated Collaborative Design Session with the intent of mapping a strategy for achieving the project energy, sustainability, and operating goals – along with agreement and buy-in from all parties and within restriction of the budget. This scope was completed on April, 12th 2022.
- 21-15.04**
IECC Compliance Energy Modeling and Documentation **\$ 9,010**
Typically, COM-CHECK (a simplified energy code compliance tool) would suffice to demonstrate energy code compliance for permitting. However, if either (or both) Net-Zero building performance and/or CORE Certification is pursued a more advanced energy modeling effort will need to occur as a prerequisite.
- +**
Net-Zero Building Performance **\$ 61,618**
Our team is being asked to pursue a net-zero strategy for building performance, requiring a more involved design process across all disciplines to fine-tune building systems, as well as additional work associated with introducing renewable systems to the project. This

Andrew G. Nielsen, FAIA
David C. Pfeifer, AIA
Joey Carrasquillo, AIA
John Graham, AIA

Cathy Bollern, AIA
Ben Blanchard, AIA
Erin Hillhouse, AIA
Gillian H. Johnson, LEED AP ID+C
Suzanne D. Minear, AIA
James R. Taylor, AIA

John D. Anderson, FAIA, 1926 - 2017
Ronald L. Mason, FAIA, Emeritus
Curt. F. Dale, FAIA, 1945 – 2003
Paul S. Haack, AIA, Emeritus

Dan Bishop, AIA
John Everln, AIA
Stephan Hall, AIA
Ryan Lutz, AIA
Kristin O'Connell, Assoc. AIA
Cynthia Ottenbrlie, AIA
Julie Zurakowski, AIA

Luc Bamberger, AIA
Jenna Micheli, AIA
Kendra Mixsell
Stephen Showalter, AIA
Katie Spicer, AIA
Todd Swarts, AIA
Kirstin Walsh
Matt Weaver, AIA
Brian Zilis, AIA

effort will involve enlisting additional consulting services from specialist – specifically energy modeling: detailed and intentional design choices and information is aggregated into a robust and iterative energy modeling effort. For your information, national data suggest a 5% +/- increase in construction costs for net-zero building.

21-15.05

Sustainability Certification – CORE Certification \$ 140,067

Our team is being asked to pursue a sustainability certification for the project. The city's first preference is to pursue the CORE Green Certification by the International Living Futures Institute (ILFI). This system of certification evaluates buildings across several spectrum of sustainability and measures outcomes note modeled predictions. Sustainable certification will require the engagement of all engineering disciplines. Sustainable certification comes additional design effort, records keeping and administrative services that overlays the typical design exercise; we will enlist the same specialist aforementioned with net-zero services to assist us with this effort. There is overlap with the effort to deliver a net-zero building with sustainable building certifications. CORE Certification Design fee include Whole Building Material Life Cycle, Embodied Carbon Capture Analysis and Daylighting Analysis as required for CORE.

Reimbursables (estimated)	
CORE Registration and Certification Fees (paid to ILFI)	\$ 7,000
Net Zero Energy Registration and Certification Fees (paid to ILFI)	\$ 3,750

Upon your review please do not hesitate to contact us should you have any questions. We continue to be excited in serving the City of Northglenn on this most important undertaking.

Sincerely,

Stephan Hall, AIA, PLA, LEED AP+BC
Senior Associate
cc: AMD file