


COUNCIL COMMUNICATION

	Number:	19-043	Meeting:	January 28, 2019
	Agenda Item:	10	Roll Call:	19-117
	Submitted by:	James M. Hoff, Facilities Manager; and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Amendment to the Professional Services Agreement (PSA) with OPN, Inc. for Municipal Services Center – Phase 2 design and construction phase services removing uncompleted professional services.

SYNOPSIS:

Approving the amendment to the PSA with OPN, Inc., d/b/a OPN Architects, Inc. (Terry Gebard, AIA, Principal, 100 Court Avenue, Suite 100, Des Moines, Iowa, 50309) to remove uncompleted professional services.

FISCAL IMPACT:

Amount: (\$1,511,330.12)

Funding Source: 2018-2019 CIP, Page Building-11, Municipal Services Center – Phase 2, BL128, G.O. Bonds

ADDITIONAL INFORMATION:

- The Municipal Services Center - Phase 2 is programmed to include Site Phases 2A and 2B:
 - Site Phase 2A includes approximately 140,000 square feet of building, 97 employees, indoor storage for 65 vehicles, 130 parking stalls, 76 stalls staging, that will house Fleet Services, Solid Waste, and Radio Services, covered vehicle fueling point, and wash bay with an estimated construction budget of \$26 million (2018 dollars).
 - Site Phase 2B includes approximately 250,000 square feet of building, 220 employees, indoor storage for 268 vehicles, 190 parking stalls that will house Public Works crews and equipment with an estimated construction budget of \$32 million (2018 dollars).
- On June 26, 2017, by Roll Call No. 17-1110, City Council approved a PSA with OPN Architects, Inc. for design and construction services for the Municipal Services Center – Phase 2, not to exceed \$3,051,780.
- OPN, Inc. has completed the design development for design sites Phase 2A and 2B and the construction drawings for site Phase 2A.

- The Municipal Services Center – Phase 2 project has been put on hold until funding can be secured for the construction of this project. Until such time, the funds that have been set aside for construction phase services of this project will be released from the project account and repurposed for another City project. The City and OPN mutually agree that amending the agreement to remove uncompleted services, as opposed to leaving the agreement in place and sitting idle, will provide a clean break with regards to project management and accounting purposes, and will be much easier to restart the project in the future when construction funds become available.
- The original agreement for the Municipal Service Center – Phase 2 was not to exceed \$3,051,780. Professional Services to date have cost a total of \$1,540,449.88. This action reduces the total agreement by \$1,511,330.12.

PREVIOUS COUNCIL ACTION(S):

Date: June 26, 2017

Roll Call Number: [17-1110](#)

Action: [Professional](#) Services Agreement with OPN, Inc. dba OPN Architects, Inc. for design and construction services for the Municipal Service Center – Phase 2, not to exceed \$3,051,780. ([Council Communication No. 17-510](#)) Moved by Gatto to adopt. Motion Carried 6-1. Nays: Coleman.

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

City staff anticipates future Council actions on this project to include a subsequent PSA with OPN, Inc. to update the design documents, if required, and provide construction phase services when this project has been authorized to be constructed.

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