CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **December 11, 2017**

ITEM:

Motion - Approving Amendment No. 1 to the Agreement for Professional Consulting Services City Hall Heat Pump & Carpet Replacement

FINANCIAL IMPACT:

The original Professional Services Agreement included a maximum fee of $145,000.00 for Basic Services of the Consultant and $60,400.00 for Resident Consultant Services. Amendment No. 1 increases the Basic Services of the Consultant by $27,000.00 and the Resident Consultant Services by $16,000.00. The new maximum not-to-exceed fee thus becomes $248,400.00. All costs for these services will be billed at standard hourly rates plus expenses and can be paid from budgeted account no. 500.000.000.5250.495 with ultimate funding intended to come from General Obligation Bonds.

BACKGROUND:

Resource Consulting Engineers, LLC is working under an existing agreement dated September 5, 2017 for Professional Services for the City Hall Heat Pump & Carpet Replacement project. Amendment No. 1 includes additional Basic Services of the Consultant and Resident Consultant Services for a detailed energy modeling study comparing different mechanical system options for the building, inclusion of some additional mechanical system components not anticipated in the original scope, inclusion of possible window replacement on the front face of the building should energy savings be anticipated, and inclusion of interior painting to accommodate the proposed City Hall reorganization plan. Should any portion of these additional services not be needed, payment will not be made to the Consultant.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Amendment No. 1 to the Agreement for Professional Consulting Services.

Lead Staff Member: **Brian J. Hemesath, P.E., Interim City Engineer**

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., Interim City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

AMENDMENT NO. 1
TO THE AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This AMENDMENT is made and entered into this 11th day of December, 2017, by and between the CITY OF WEST DES MOINES, a municipal corporation, hereinafter referred to as "City", and RESOURCE CONSULTING ENGINEERS, LLC, (Fed. I.D. #45-5150146), a professional corporation incorporated and licensed under the laws of the State of Iowa, party of the second part, hereinafter referred to as "Consultant", hereby amends the original Agreement dated September 5, 2017 as follows:

1. SCOPE OF SERVICES

The Scope of Services as described in the original Agreement for the City Hall HVAC Improvements and Carpet Replacement (Project No. 0510-052-2017), Attachment 1 are amended as follows:

Add the following items to the Mechanical and Electrical Engineering and Architectural Design Phase Services (included in Basic Services of the Consultant below):

- Detailed Energy Modeling Services comparing different mechanical system options for the building, and including south/west facing window replacements as separate alternative with each system
- Design of addition of components to the system including exterior closed-circuit cooling tower (fluid cooler) to address imbalance in ground-source loop system
- Design of HVAC System Replacement for systems other than direct heat pump replacement if determined appropriate
- Design of architectural modifications section:
    - Design of glazing replacement for south/west facing windows at building public corridors (no frame or flashing replacement is included)
    - Design of painting for all interior walls, to include limited room finish schedule information as needed to document painting only (limited to two to three paint colors for interior building walls)

2. SCHEDULE

The Project Schedule of the professional services as described in the original Agreement, Attachment 2 is amended as follows: No Change.

3. COMPENSATION

In consideration of the additional professional services provided, the City agrees to pay the Consultant the additional fees to increase the original sum NOT-TO-EXCEED, including any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in the original Agreement, Attachment 3.

	Original Fee	Additional Fee	Total Fee
I. Basic Services of the Consultant			
Mechanical and Electrical Eng.	$120,000.00	$14,000.00	$134,000.00
Architectural	$20,000.00	$0	$20,000.00
Window Replacement	$0	$9,500.00	$9,500.00
Painting	$0	$3,500.00	$3,500.00
Building Pressure Testing	$5,000.00	$0,000.00	$5,000.00
II. Resident Consultant Services			
Mechanical and Electrical Eng.	$41,000.00	$3,000.00	$44,000.00
Architectural	$19,400.00	$0	$19,400.00
Window Replacement	$0	$10,000.00	$10,000.00
Painting	$0	$3,000.00	$3,000.00
Total Services	**$205,400.00**	**$43,000.00**	**$248,400.00**

This AMENDMENT is subject to all provisions of the original Agreement. This AMENDMENT together with the Agreement represents the entire and integrated AGREEMENT between the City and Consultant, as executed on the date written above.

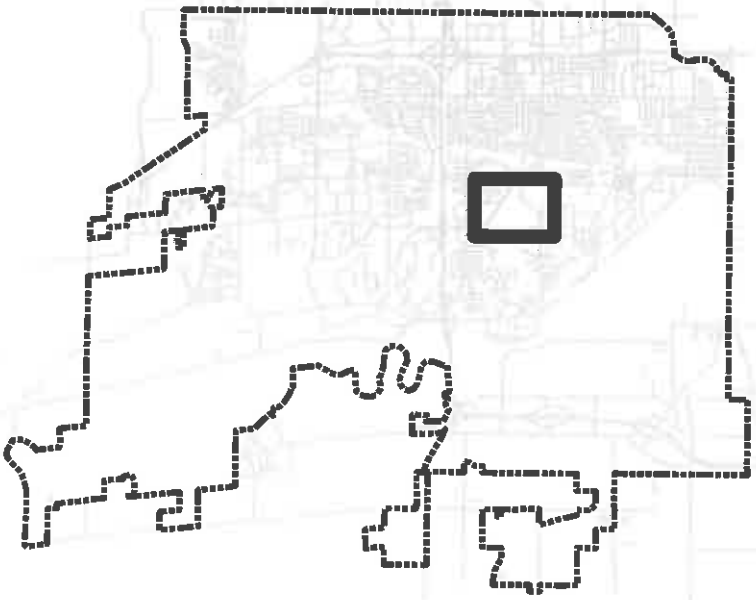
RESOURCE CONSULTING ENGINEERS, LLC

BY: _____
Corey B. Metzger, PE, Principal

CITY OF WEST DES MOINES

BY: _____
Ryan T. Jacobson, City Clerk

VICINITY MAP



LEGEND

PROJECT LOCATION

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THE CITY OF WEST DES MOINES

PROJECT:

City Hall Heat Pump & Carpet Replacement

LOCATION:

4200 Mills Civic Parkway

DRAWN BY: JDR	DATE: 8/21/2017	PROJECT NUMBER : 0510-052-2017 SUBDIVISION NAME:	SHT. 1 of 1