CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: August 19, 2019

ITEM:

Motion – Approving Amendment No. 1 to Professional Services Agreement
Library Interior Renovations

FINANCIAL IMPACT:

The original Professional Services Agreement included a maximum fee of $90,200.00 for Basic Services of the Consultant and $34,250.00 for Resident Consultant Services. Amendment No. 1 increases the Basic Services of the Consultant by $26,750.00 and the Resident Consultant Services by $8,600.00. The new maximum not-to-exceed fee thus becomes $159,800.00. All costs for these services can be paid from account no. 500.000.000.5250.495 with ultimate funding intended to come from General Obligation Bonds, Private Contributions, and Local Option Sales Tax

BACKGROUND:

Studio Melee is working under an existing Agreement dated December 10, 2018 to perform the professional services necessary for the Interior Renovations at the Public Library located at 4000 Mills Civic Parkway.

Amendment No. 1 includes additional Basic Services of the Consultant and Resident Consultant Services to accommodate furniture replacement in the staff work area, reconfiguration of Collections area, addition of a Health Room, return-air fans for air handling units, sanitary sewer piping replacement for second floor plumbing, and power/data connections throughout building for new furniture.

The Engineering Services Department retains professional consultants based on their past work experience, qualifications of their staff, familiarity with the project, manpower availability, and past performance. Once a firm has been selected based on the above criteria, City staff then negotiates a fee with the consultant for performing the desired scope of services. City staff attempts, whenever feasible, to distribute professional services work on an equitable basis to qualified firms maintaining local metropolitan area offices who have expressed interest in working for the City of West Des Moines.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Amendment No. 1 to Professional Services Agreement for Library Interior Renovations.

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

STAFF REVIEWS

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

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	August 12, 2019		
Recommendation	Yes	No	Split

AMENDMENT NO. 1
TO THE AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This AMENDMENT is made and entered into this 19th day of August, 2019, by and between the CITY OF WEST DES MOINES, a municipal corporation, hereinafter referred to as "City", and MELEE, L.L.C. (doing business as "STUDIO MELEE"), (Fed. I.D. 46-4949004), 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 the 10th day of December, 2018 as follows:

1. SCOPE OF SERVICES

The Scope of Services as described in the original Agreement for the Library Interior Renovations (Project No. 0510-005-2019), Attachment 1 are amended as follows:

The project involves the following additional areas:

- Additional coordination with library staff and associated vendors:
  - Furniture Replacement for the back-of-house staff workstations and storage
  - General phasing coordination and preliminary outline of construction timeline.
- Additional Renovation of approximately 300 square feet in the existing library:
  - Office Ceiling/Door Reconfiguration near Collections (160 square feet)
  - Health Room (140 square feet)
- Additional MEP Scope (Return-Air Fans, Sanitary, and Ceiling Replacement):
  - Return-Air Fans for the Air Handling Units
  - Sanitary Piping Replacement for second floor plumbing – including ceiling demo/install
  - Power/Data connections throughout first and second floor based on new furniture

2. SCHEDULE

The Project Schedule of the professional services as described in the original Agreement, Attachment 2 is amended as follows: **100% Construction Documents** prepared by **September 3rd, 2019.**

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	$90,200.00	$26,750.00	$116,950.00
II. Resident Consultant Services	$34,250.00	$8,600.00	$42,850.00
Total Services	**$124,450.00**	**$35,350.00**	**$159,800.00**

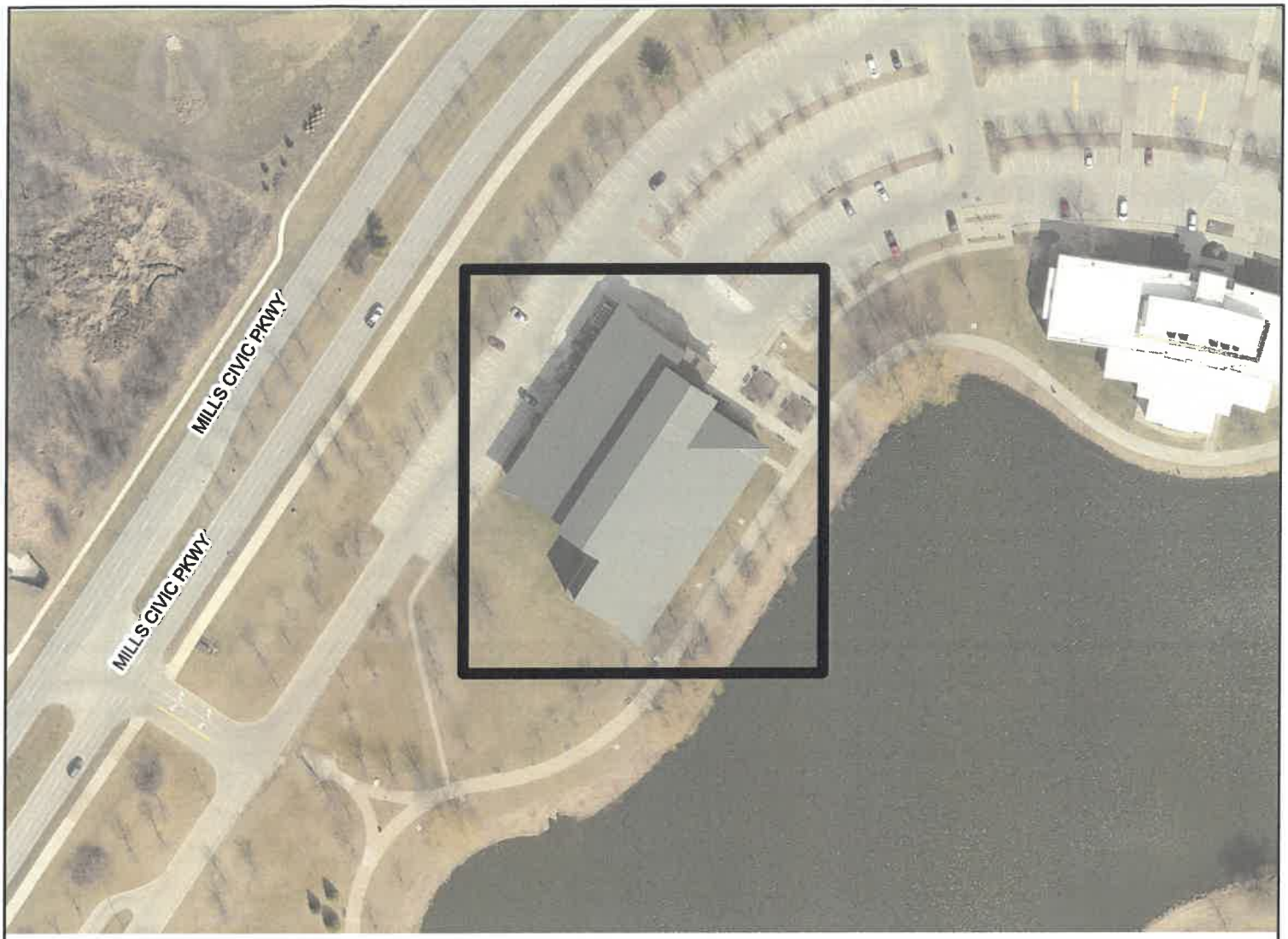
This AMENDMENT is subject to all provisions of the original Agreement. This AMENDMENT together with the Agreement represents the entire and integrated AGREEMENT between the City and Consultant, as executed on the date written above.

CONSULTANT

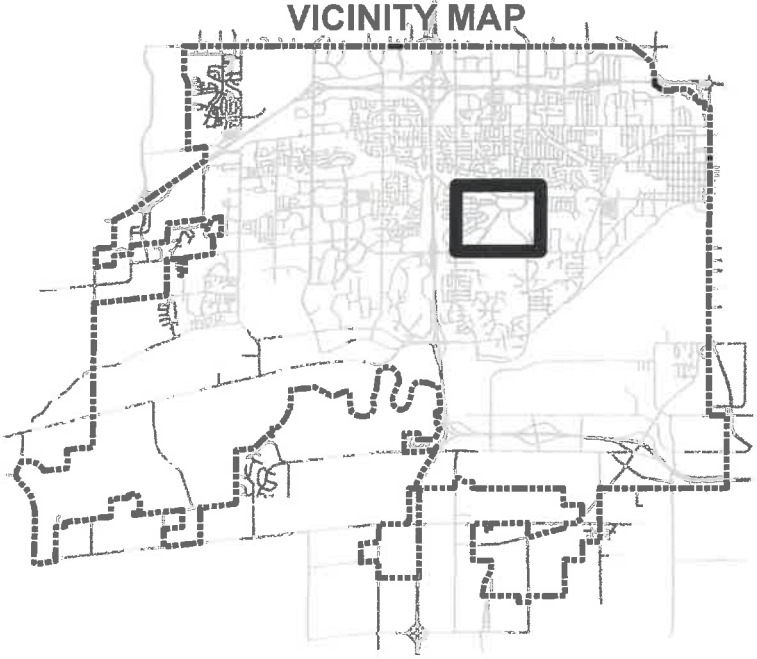
BY: _____
Curtis Ehler, AIA – Owner / Architect

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:

Library Interior Renovations

LOCATION: **4000 Mills Civic Parkway**

DRAWN BY: JDR	DATE: 11/27/2018	PROJECT NUMBER/NAME: 0510-005-2019	SHT. 1 of 1