CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: September 16, 2019

ITEM:

Motion – Approving Amendment No. 2 to Professional Services Agreement
Nature Lodge HVAC Replacement, Roof Repairs & Exterior Improvements

FINANCIAL IMPACT:

The original Professional Services Agreement included a maximum fee of $35,800.00 for Basic Services of the Consultant and $14,500.00 for Resident Consultant Services. Amendment No. 1 increased the Basic Services of the Consultant by $19,360.00 and the Resident Consultant Services by $8,200.00. Amendment No. 2 increases the Basic Services of the Consultant by $9,840.00 and the Resident Consultant Services by $3,600.00. The new maximum not-to-exceed fee thus becomes $91,300.00. 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.

BACKGROUND:

Benjamin Design Collaborative is working under an existing Agreement dated August 20, 2018 and Amendment No. 1 dated March 4, 2019 to perform the professional services necessary for the HVAC replacement, roof replacement, and various exterior improvements at the Nature Lodge located at 2500 Grand Avenue within the Raccoon River Regional Park.

Amendment No. 2 includes additional Basic Services of the Consultant and Resident Consultant Services to accommodate additional work in the kitchen to avoid installation of a grease interceptor, additional work near the front entry to address drainage and water intrusion concerns, and additional work to the exterior masonry construction to accommodate a future make-up air unit. These additional scope items were not anticipated as part of the initial Agreement, but are being included to accommodate City Staff desires for the project.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Amendment No. 2 to Professional Services Agreement for Nature Lodge HVAC Replacement, Roof Repairs & Exterior Improvements.

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
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Services		
Date Reviewed	September 9, 2019		
Recommendation	Yes	No	Split

AMENDMENT NO. 2
TO THE AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

This AMENDMENT is made and entered into this Sixteenth day of October, 2019, by and between the CITY OF WEST DES MOINES, a municipal corporation, hereinafter referred to as "City", and Benjamin Design Collaborative, (Fed. I.D. #01-0789077), 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 March 4, 2018 as follows:

1. SCOPE OF SERVICES

The Scope of Services as described in the original Agreement for the Nature Lodge HVAC, Roof and Exterior Improvements (Project No. 0510-019-2018), Attachment 2 are amended as follows:

Additional work in the Kitchen - review of conditions, updated plans and specifications
Additional work to regrade the site at the Front Entry and add a drain line around the building
Additional work to investigate replacement of structure, doors windows and wall at front entry
Additional work to review increased scope and initial documents for fall bidding schedule
Additional work to adjust exterior masonry construction for future makeup air unit, plus resubmittal and coordination for Minor Site Modification submission due to masonry screen wall adjustment
Additional MEP scope to include modifications to Kitchen to avoid the grease interceptor
Additional MEP scope to include planning work to accommodate future makeup air unit

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	$55,160.00	$9,840.00	$65,000.00
II. Resident Consultant Services	$22,700.00	$3,600.00	$26,300.00
Total Services	**$77,860.00**	**$13,440.00**	**$91,300.00**

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.

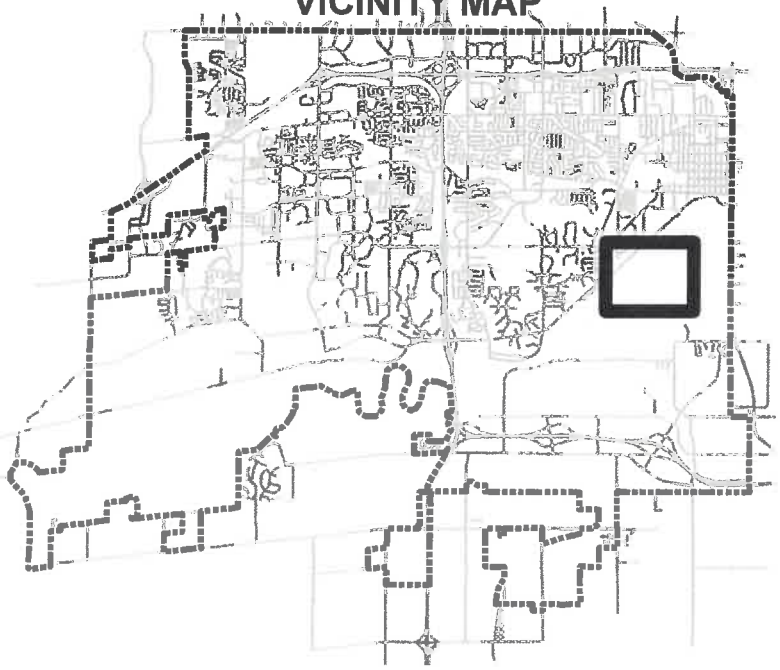
Benjamin Design Collaborative

BY: _____
John Lott, AIA, President

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: **Nature Lodge HVAC Replacement, Roof Repair, Exterior Improvement**

LOCATION: **Exhibit "A"**

DRAWN BY: JDR	DATE: 7/27/2018	PROJECT NUMBER/NAME: 0510-019-2018	SHT. 1 of 1