



Date: January 3, 2017
To: Thomas J. Bonfield, City Manager
Through: W. Bowman Ferguson, Deputy City Manager
From: Steven Hicks, Director, General Services Department
Subject: Professional Services Amendment with RND Architects, P.A. for the Solid Waste Management Annex and Truck Wash Project

Executive Summary

On February 17, 2016, the General Services Department advertised a Request for Qualifications through the City's Small Local Business Enterprise (SLBE) program for an assessment, feasibility study, cost estimates and full design services for the renovation or replacement of the Solid Waste Management (SWM) annex building and truck washing station, and repairs to the transfer station drive ramp. The consulting team of RND Architects, Sud Associates (mechanical, electrical and plumbing / MEP), Gardner & McDaniel (structural engineers), EEC Inc. (asbestos abatement consultant), and Stewart Engineering (civil engineer) was determined by the City's evaluation committee to be the top-ranked consulting team for the project.

This agenda item requests City Council approval for professional consulting services with RND Architects, P.A. to perform the design services for the Solid Waste Management annex building and truck wash.

Additionally, it is recommended that the City Council adopt an ordinance amending the Solid Waste Capital Improvements Project Ordinance, Fiscal Year 2016-17, as amended, the same being Ordinance # 14948, for the purpose of adding \$400,000.00 to the Solid Waste Annex and Truck Wash project. This ordinance amendment includes funding for SWM Annex and Truck Wash design services, as well as for construction services for the SWM Transfer Ramp Repair project, bidding in January 2017. These dollars are in the 10yr CIP plan for FY18 but are being requested a year earlier as the project has advanced ahead of schedule.

Recommendation

The General Services Department recommends that the City Council:

To Authorize the City Manager to execute an Amendment to the SWM Transfer Ramp Repair professional services contract with RND Architects, P.A. in the amount of \$225,563.00 for design and construction administration services for the SWM Annex and Truck Wash project, increasing the total contract amount to \$275,482.00;

To Establish a total design contingency, including existing contingencies, in the amount of \$27,942.00; and

To Authorize the City Manager to negotiate and execute amendments to the SWM Transfer Ramp Repair professional services contract, provided the total contract cost does not exceed \$302,974.00; and

To Adopt an ordinance amending the Solid Waste Capital Improvements Project Ordinance, Fiscal Year 2016-17, as amended, the same being Ordinance # 14948, for the purpose of adding \$400,000.00 to the Solid Waste Annex and Truck Wash project.

Background

The SWM Annex building, which is used as office and break area by the collections staff, was built in 1960, and has fallen into disrepair. The roof is over 25 years old. Exterior/interior walls show signs of deterioration. Plumbing is outdated, electrical wiring/fixtures need to be upgraded, and the ceiling is missing in some areas.

The adjacent SWM truck wash station is subject to frequent breakdowns and requires frequent repairs to the concrete and plumbing. The truck wash sewer line is subject to grit and debris in the line, requiring frequent cleaning, with a potential for overflow into the storm-water system.

Because of these issues, repair or replacement of the annex and truck wash was prioritized as part of the FY16 CIP process and was funded as part of the FY16 CIP ordinance.

Work began winter of 2016 with a request for qualifications letter being sent to SLBE certified architectural firms. A pre-proposal conference was conducted on March 1, 2016, and written submittals from three (3) architectural firms were received on March 18, 2016. Interviews were conducted on April 14, 2016 by an evaluation committee made up of City staff from Solid Waste Management, the Department of Equal Opportunity / Equity Assurance and General Services. After being selected by RFQ for the project, General Services contracted with RND for the feasibility study portion of the project, along with full design services for the transfer ramp repairs. The feasibility study included a use and needs assessment and building space program, including office spaces, meeting spaces, common spaces, utility rooms and equipment storage, as well as site improvements. The design team also performed a full building condition assessment of the existing SWM annex building, looking at its structural system, roof, envelope and plumbing, mechanical and electrical systems.

The design team identified three preliminary design options, included a full renovation of the existing annex building, a partial renovation of the existing building, or construction of a new, smaller building and demolition of the existing one. All options included a new truck wash facility. It was determined that the best option, relative to the budget and the needs of SWM, would be a full renovation of the existing building.

The proposed automatic drive-thru facility will replace the current truck wash, maintaining hand wand-washing capabilities for the SWM trucks, and serving smaller vehicles. A new facility, with water re-use, an oil-water separator, and electronic card reader could be utilized by multiple departments, reduce water use, and pre-filter waste water.

Based on the above scope of work, a fee for full design services was negotiated with RND and is the subject of the proposed design amendment. With this amendment RND's design services contract exceeds the City Manager's contract approval authority.

Issues/Analysis

The building condition assessment performed for the existing SWM annex building confirmed what was already suspected, most of the primary building systems will need to be replaced as part of an overall renovation. These include the electrical, mechanical and plumbing systems, as well as the roof and windows. However, the structural system is in good shape, as are the exterior masonry walls. The building needs work, but is worth rehabilitating. Although a smaller building would meet the programmatic requirements, construction of a new building would cost more than renovating the existing building, when accounting for demolition of the existing building. Rehabilitating the existing building will deliver more usable square feet for the same budget and minimize the carbon footprint of the project by extending the service life of an existing asset.

Hazardous material testing has revealed that asbestos containing materials and lead paint are present in the building. Abatement of these materials would need to be performed whether the building was renovated or demolished. Associated costs are accounted for in the options presented by the design team, and within the project budget.

The proposed project schedule for design and construction is:

Notice to Proceed (NTP) to Design	February 2017
Construction Documents	August 2017
Bidding and Contracting for Construction (3 months)	Oct – Dec 2017
Construction (Phased over 8 Months)	Jan – Aug 2018

Alternatives

One alternative would be to not proceed with design services at this time. However, this is not recommended by City staff. Full project funding is currently approved for FY18, and the ordinance amendment will allow design to continue without delay. Moving as soon as possible into the design process is in the City's best interest as delay will likely result in market escalated construction costs.

Financial Impact

Project Funding Sources

FY16 CIP	4400M002 – CM006	\$125,000.00
FY18 CIP	4400M002 – CM006	2,250,000.00
Total Project Funding		\$2,375,000.00

Funding Uses Summary

Prior:		
Annex & Truck Wash Assessment and Feasibility Study		\$25,180.00

Transfer Ramp Design and Construction Administration Services		\$16,750.00
Other Services – Environmental, Survey, Destructive Investigations		7,989.00
Design Contingency		\$4,992.00
Total		\$54,911.00
Current:		
Annex & Truck Wash Design and Construction Administration Services, including geotechnical, survey, and environmental		\$225,563.00
Design Contingency		\$22,500.00
Total		\$248,063.00
Upcoming/Budgeted:		
Transfer Ramp Construction Services		\$80,910.00
Transfer Ramp Construction Contingency		\$8,090.00
Annex & Truck Wash Construction Services		\$1,767,026.00
Annex & Truck Wash Construction Contingency		\$177,000.00
Furniture/Equipment		\$20,000.00
Other – Permits, Fees, Testing		\$19,000.00
Total		\$2,072,026.00
Funding Uses Total		\$2,375,000.00

UBE Summary

This is a contract amendment. Roughton, Nickelson De Luca Architects, PA will be using the following UBE firm for the additional scope of services:

Firm	ID	City/State	Amount	% of Contract
Gardner & McDaniel, PA	WUBE	Durham, NC	\$6,800.00	3.0%