

**BOARD OF SUPERVISORS AGENDA ITEM SUMMARY**

Requested Board Meeting Date: June 17, 2014

**ITEM SUMMARY, JUSTIFICATION and/or SPECIAL CONSIDERATIONS:**

Ratification of Amendment # 11 Contract # CT-PO-11021149-P, AECOM Technical Services, Inc., to provide Architectural Services – Downtown Court Complex. This Amendment adds additional design and construction administration services and increases funding in the amount of \$444,753.00 to provide payment for these additional services. Funding source: Certificates of Participation. Administering Department: Facilities Management.

To avoid a potential stop work order on the project by AECOM and/or delay claims by the Contractor, the County Administrator, as requested by the Facilities Management Department, authorized submission of this Amendment to the Chair of the Board of Supervisors for signature with subsequent ratification by the Board of Supervisors at the next available meeting. This process was necessary to execute the amendment immediately and authorize AECOM to proceed with construction administration and additional design services.

Effective Date: June 9, 2014

Termination Date: June 30, 2015

Original Contract Amount: \$7,730,000.00

Previous Amendment(s): \$10,725,990.00

Previous Contract Amount: \$18,455,990.00

This Amount this Amendment: \$444,753.00

Revised Contract Amount: \$18,900,743.00

Project Manager: Carter Volle, Facilities Management

Contract Officer: Melissa Hala'ufia, 724-8586  
Procurement Department

Vendor is using a Social Security Number: No

Please return to Harry Lewis.

Cont # : CT-PO-11021149-P-11  
Effective: 06-09-2014  
Term : 06-30-2015  
Cost : \$ 444,753.00  
Rev : 0  
Tot : \$ 444,753.00  
NTE : \$ 18,900,743.00  
Timex : NO  
Renewal: 03-01-2015  
Term : 06-30-2015

CLERK OF THE BOARD USE ONLY: BOS MTG. \_\_\_\_\_

ITEM No. \_\_\_\_\_

**PIMA COUNTY FACILITIES MANAGEMENT DEPARTMENT**

**PROJECT:** Architectural Services – Pima County  
Downtown Court Complex

**CONSULTANT:** AECOM Technical Services, Inc.  
2325 E. Camelback Road, Suite 200  
Phoenix, AZ 85016

**CONTRACT NO.:** CT - PO- 11021149-P

**AMENDMENT NO.:** Eleven (11)

**FUNDING:** Certificates of Participation

CONTRACT
NO. CT-PO-11021149-P
AMENDMENT NO. 11
This number must appear on all invoices, correspondence and documents pertaining to this contract.

**CONTRACT TERM:** 08/15/05 to 08/14/10

**ORIGINAL CONTRACT AMOUNT:** \$ 7,730,000.00

**TERMINATION PRIOR AMENDMENT:** 06/30/2015

**PRIOR AMENDMENT(S):** \$ 10,725,990.00

**TERMINATION THIS AMENDMENT:** 06/30/15

**AMOUNT THIS AMENDMENT:** \$ 444,753.00

**REVISED CONTRACT AMOUNT:** \$ 18,900,743.00

**CONTRACT AMENDMENT**

**WHEREAS**, COUNTY and CONSULTANT have entered into the Contract referenced above; and

**WHEREAS**, COUNTY has requested additional design services for additional courtroom audio visual capabilities, a lower level training room, exterior signage, and redesign of the security card reader system; and

**WHEREAS**, due to delays resulting in extension of the construction substantial completion date, CONSULTANT must provide additional construction administration services; and

**WHEREAS**, CONSULTANT has agreed to provide these additional services at a cost acceptable to COUNTY; and

**WHEREAS**, COUNTY and CONSULTANT have agreed to add these additional services and increase funding to provide payment for said services.

**NOW, THEREFORE**, it is agreed as follows:

**1. CHANGE** the following paragraphs of ARTICLE III – COMPENSTATION AND PAYMENT as follows:

**FROM:** "In consideration of the services specified in this Contract, the COUNTY agrees to pay CONSULTANT in a Total Amount Not to Exceed \$18,455,990.00. This amount includes stipulated fees for...":

a.

**TO:** "In consideration of the services specified in this Contract, the COUNTY agrees to pay CONSULTANT in a Total Amount Not to Exceed **\$18,900,743.00**. This amount includes stipulated fees for...":

**FROM:** Tier Two Services a sum Not to Exceed \$16,790,178.00 which reflects an increase of \$115,500.00 to 'Tenant Improvements Task 2' and an increase of \$60,600.00 to 'Parking Garage/Retail' as defined in Appendix "C-8" (6 pages) which is hereby added and incorporated to the Contract.

**TO:** Tier Two Services a sum Not to Exceed **\$17,234,931.00** which reflects an increase of **\$45,877.00** to 'Tenant Improvements Task 2' and an increase of **\$398,876.00** to the Courthouse Tower and Parking Garage/Retail Construction Administration pursuant to Appendix "C-9" (6 pages) which is hereby added and incorporated to the Contract.

This Amendment shall be effective on June 9, 2014.

All other provisions of the Contract, not specifically changed by this Amendment, shall remain in effect and be binding upon the parties.

IN WITNESS WHEREOF, the parties have affixed their signatures to this Amendment on the dates written below.

APPROVED:

Shawn Brunsen

Chair, Board of Supervisors

JUN 06 2014

Date

ATTEST:

Robin Brigode

Clerk of the Board

JUN 06 2014

Date

APPROVED AS TO FORM:

Hal Gilbreath

Deputy County Attorney

**HAL GILBREATH**

Name (Please Print)

6.05.14

Date

CONSULTANT:

Bill Kelly

Signature

Stae Lichtenbauer, Principal

Name and Title (Please Print)

6.10.2014

Date

**AECOM**  
 999 Town and Country Road, Orange, CA 92868  
 T 714.567.2400 F 714.567.2729 [www.aecom.com](http://www.aecom.com)



June 4, 2014

Mr. Carter Volle  
 Pima County Facilities Management  
 150 W. Congress, 5<sup>th</sup> Floor  
 Tucson, AZ 85701

Project: Downtown Courthouse Complex  
 AECOM Project No.: 60175655

Subject: Additional Services Request for Court Tower T.I. and Parking/Retail Changes

Dear Mr. Volle,

AECOM Technical Services, Inc., dba AECOM, is pleased to present this fee proposal for the Court Tower Tenant Improvement and Parking/Retail changes. Included herein is a description of the background of the project, the scope of the changes and revisions, and the cost impact of the actions.

This change request includes costs for the architectural team to continue working on revisions and changes requested by Pima County, and construction administration costs through project closeout of both the courthouse tower and the parking garage. The substantial completion of the courthouse tower is currently scheduled for January 12, 2015 with the project closeout occurring 60 days later on March 12, 2015. Similarly, the parking structure is currently scheduled for April 6, 2015 with project closeout 60 days later on June 6, 2015. Based on previous history, the completion date may slip due to unforeseen circumstances, therefore the fee calculation in this proposal uses a target date for completion of the courthouse tower of March 31, 2015 and the target date for completion of the parking garage of June 15, 2015.

The additional design services that have been requested by Pima County are separated into three areas;

1. Additional audio/visual capabilities for remote testimony capabilities in jury courtrooms.
2. Redesign of the security card reader systems at elevators (8,9,10 and 11) per meetings with the Sheriff's Dept, Court staff and Pima County.
3. Design a training room on the Lower Level for the Assessor's area.

**Item 1:**

**BACKGROUND:** This project was originally intended to be designed and developed in two different packages; the core and shell of the main courthouse tower, and the build out of the tenant improvements by floor. Each floor would have essentially been similar to other floors, including the low voltage and electrical system infrastructure, because the Courts were occupying the entire building. Due to various circumstances the function of the court floors changed. County departments and their elected officials were designated to occupy the former court floors. The design of the low voltage and electrical infrastructure of the building therefore had to be changed due to the different requirements of the individual departments. Subsequently, the duration of the overall design of the building was adjusted as the documents for each floor have been designed and redesigned.

**SCOPE:** The requested scopes of work associated with the redesign of the Court Tower Tenant Improvements; specifically the Lower Level, First Floor, Fourth Floor and Fifth Floor, and exterior signage are listed below. The proposed fees are identified in the attached fee matrix.

### **Additional Services for revisions to the 4<sup>th</sup> and 5<sup>th</sup> floor:**

The Courts have requested a change to the jury courtrooms to add infrastructure for remote testimony capabilities similar to the non-jury courtrooms. This design change would include the architectural, AV and electrical designs to incorporate the added infrastructure.

### **Redesign of the Security Card Reader System**

All floors were affected by this change due to the change in access to each elevator.

### **Assessor's Training Room**

Pima County has requested that Lower Level Room 108 which was originally designed as a storage room be converted to a training room. The drawings will need to be modified with a revision plan for Pima approval, a partition plan to identify locations for modular furniture, a power and data plan for our mechanical, electrical and plumbing engineers to locate connections, a finish plan and schedule, a reflected ceiling plan, door schedule and coordination with IT, AV and Hardware consultants.

### **Exterior Signage Package**

Dyal and Associates submitted an exterior signage package to the design team that was approved by Pima County in April of 2012. It is now time to prepare the construction documents for the signage in order for the contractor to procure and install prior to completion of the project.

**IMPACT TO AECOM:** The redesign and addition of the above scope would have affected AECOM's ability to complete the Lower Level 95% CD drawings submitted on May 28, 2014. The design team agreed that this work will be included after authorization at a later date as an addendum to the package. The cost of this effort will be \$45,887.

### **Item 2.**

### **Construction Administration Services for the Court Tower and Parking Garage**

**BACKGROUND:** The Parking Garage was intended to start construction and be completed concurrently with the completion of the courthouse tower. Due to a higher construction bid than anticipated, additional time to value engineer the project was required which extended the completion schedule for the Parking Garage.

Sundt Construction, the Construction Manager at Risk, elected to distribute the AECOM 100% DD package for bid and found the cost estimate was in excess of the County's budget. Sundt entered a Value Engineering Phase to reduce the budget and required the drawings to be revised accordingly. This extended the start date of the construction document phase.

Contract Amendment #10, previously approved by the Pima Board of Supervisors, extended the construction administration services for AECOM's on-site architectural construction administrator from July 11, 2014 an additional six months to January 12, 2015 for the parking structure only. Since that time, Sundt Construction has extended the substantial completion date of the parking structure through April 6, 2015.

Dyal and Associates prepared a conceptual exterior signage package that was presented to Pima County. Their contract was only to prepare a conceptual package for review and schematic design

purposes. Dyal and Associates was never contracted to complete the construction documents for the exterior signage. The Parking Garage is under construction and the exterior signage is critical to the ability to lease the retail space in the future.

**SCOPE:** The original contract intended for the Parking Structure and the Court Tower to be completed at the same time allowing use of AECOM's Construction Administrator to work on both buildings simultaneously. However, the completion of the Court Tower through project closeout is now extended to March 31, 2015, and the completion of the Parking Structure through project closeout is now extended to June 15, 2015. With the start of construction of the parking structure being delayed, the additional construction administration time for both the Court Tower and the Parking Structure must be added back into the fee.

#### **AECOM Construction Administration**

Additional construction administration time for the architectural team must be taken into account due to the project delays. AECOM's Project Architect and Construction Administrator responsible for handling RFIs, Submittals, Change Orders, Architectural Supplemental Instructions and other contract documentation will need additional time as well as the Project Manager through completion of the project. Other disciplines that will be affected by the revisions include door hardware, low voltage/security, audio visual, acoustics, lighting controls and commissioning. The full time on-site Construction Administrator was scheduled to be completed with the tower on July 11, 2014 per the contract documents. That schedule has now been extended through project closeout of March 31, 2015. Change Amendment #10 added part time hours for the on-site construction administrator to complete the parking structure. This request covers the added time for construction administration of the courthouse tower, approximately 8 months at full time. The cost of this effort will be \$377,427.

#### **Landscaping Construction Administration**

The landscaping consultant Kimley-Horn was contracted to complete their professional reviews for the 95% and 100% review phases of the Parking Garage. Construction administration services have not been part of their contract and will need to be added for the duration of the parking structure construction. The cost of this effort will be \$19,500.

**IMPACT TO AECOM:** The majority of the additional cost for this work is due to duration based delays of the project. This includes extensions of the targeted completion date for the Court Tower to March 31, 2015 and for the Parking Structure to June 15, 2015. In order to maintain the level of representation on behalf of the owner during the construction administration phase, the cost of the AECOM team must be added. The cost of this effort is \$398,876.

Refer to the attached Fee Proposal Breakdown for detailed information on the fee proposal. This Additional Service Request will come to a total of **\$444,753**.

If you have any questions or wish to discuss this, please feel free to call John Van Whervin, Project Manager at (714) 305-7041 or me at (951) 213-1412.

Yours sincerely  
AECOM Design

John Van Whervin  
Project Manager

Steve Lichtenberger  
Principal

**PIMA COURTS FEE PROPOSAL - Complete design work for TIs and Construction Administration**

By: John Van Whervin  
Date: 5/5/14

**DESIGN PHASE SERVICES - Tenant Improvements Task 2 (Design for New Tenants)**

Additional Fee Requested - 4th and 5th flr AV revisions, Security Card System revisions, and Lower Level Training Rm  
Additional Fee Requested - Tenant Improvements Task 2 Construction Administration  
Additional Fee Requested - Exterior Signage

**TOTAL ADDITIONAL SERVICES REQUEST - Tenant Improvements** \$ 45,877

**DESIGN PHASE SERVICES - Courthouse Tower and Parking Garage Construction Administration**

Additional Fee Requested - Construction Administration for Courthouse Tower and Parking Garage

**TOTAL ADDITIONAL SERVICES REQUEST - Courthouse Tower and Parking Garage Construction Administration** \$ 398,876

**TOTAL ADDITIONAL SERVICES REQUEST - ALL SERVICES** \$ 444,753



**PIMA COURTS FEE PROPOSAL - Complete design work for TIs and Construction Administration**

By: John Van Whervin

Date: 5/5/14

**DESIGN PHASE SERVICES - Courthouse Tower Construction Administration**

Courthouse Tower, Landscaping and Parking Structure Redesign						
Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost Comments
1 Project Manager			512	\$ 62	\$ 180	\$ 92,255 John Van Whervin
2 Deputy Project Manager/PA			1332	\$ 44	\$ 127	\$ 169,643 Sheila Cook
3 On-Site Construction Administrator			880	\$ 43	\$ 124	\$ 109,529 Mike Hall
4 Other Direct Costs (Printing, Misc, Mileage, Travel)			-	-	\$ 6,000	
			2724			\$ 377,427

FTE 1.75 \$ 138.56 Average Billing Rate

**Direct Costs****TOTAL AECOM****CONSULTANT ADDITIONAL SERVICES**

Kimley-Horn

Construction Administration

TOTAL Kimley-Horn

**SUBTOTAL SUBCONSULTANTS**

AECOM Consultant Markup Per Contract (10%)

**PROPOSED TOTAL ADDITIONAL SERVICES FEE**

End of Appendix "C-9"