

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: November 5, 2013

ITEM SUMMARY, JUSTIFICATION and/or SPECIAL CONSIDERATIONS:

Amendment # 09 Contract # CT-PO-11021149-P, AECOM Technical Services, Inc., to provide Architectural Services – Downtown Court Complex. This Amendment adds additional design services and increases funding in the amount of \$530,161.00 to provide payment for these additional services. Funding source: 2004 General Obligation Bond Funds. Administering Department: Facilities Management.

Effective Date: November 5, 2013

Termination Date: June 30, 2015

Original Contract Amount: \$7,730,000.00

Previous Amendment(s): \$10,019,729.00

Previous Contract Amount: \$17,749,729.00

This Amount this Amendment: \$530,161.00

Revised Contract Amount: \$18,279,890.00

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-09
Effective: 11-05-2013
Term : 06-30-2015
Cost : \$530,161.00
Rev :
Tot : \$530,161.00
NTE : \$18,279,890.00
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.: Nine(09)

FUNDING: 2004 General Obligation Bond Funds

CONTRACT

NO. CT-PO-11021149-P

AMENDMENT NO. 09

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):	\$ 10,019,729.00
TERMINATION THIS AMENDMENT: 06/30/15	AMOUNT THIS AMENDMENT:	\$ 530,161.00
	REVISED CONTRACT AMOUNT:	\$ 18,279,890.00

CONTRACT AMENDMENT

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

WHEREAS, COUNTY has requested modifications to the scope of service including additional design services related to the Court Tower Tenant Improvements and to the Parking Garage/Retail Building; 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:

- a. **FROM:** "In consideration of the services specified in this Contract, the COUNTY agrees to pay CONSULTANT in a Total Amount Not to Exceed **\$17,749,729.00.**" This amount includes stipulated fees for...":

TO: "In consideration of the services specified in this Contract, the COUNTY agrees to pay CONSULTANT in a Total Amount Not to Exceed **\$18,279,890.00.** This amount includes stipulated fees for...":

- b. **FROM:** "Tier Two Services a sum Not to Exceed **\$16,083,917.00** reflecting a **\$1,846,360.00** increase due to the addition of the following services to Tier Two..."

TO: "Tier Two Services a sum Not to Exceed **\$16,614,078.00** reflecting a **\$530,161.00** increase due to the due to the addition of the following services as defined in Appendix "C-7" (8 pages) to the existing Tier Two Services previously added by Amendment:

- Phase 1 CA and Phase 2 Task 1 Design Phase Services, not to exceed **\$58,885.00**, and
- Design Phase Services-Tenant Improvements Task 2 (Design for new tenants) not to exceed **\$301,738.00**, and
- Construction Phase Services- Tenant Improvements, not to exceed **\$42,228.00**, and
- Design Phase Services- Parking Garage/Retail Lower Level, SD, DD, CD, GMP and CA not to exceed **\$127,310.00"**

c. **ADD** and incorporate Appendix "C-7" (8 pages) into the Contract.

This Amendment shall be effective on November 5, 2013.

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:

Chair, Board of Supervisors

Date

ATTEST:

Clerk of the Board

Date

APPROVED AS TO FORM:



Deputy County Attorney

HAL GILBREATH

Name (Please Print)

10.17.13

Date

CONSULTANT:



Signature

HENRY PITTNER, PRINCIPAL

Name and Title (Please Print)

10/22/13

Date

AECOM

2325 East Camelback Road, Phoenix, AZ 85016
T 602.337.2777 F 602.337.2620 www.aecom.com



October 11, 2013

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

Project: Pima County Consolidated Courts Complex
AECOM Project No.: 60002778

Subject: Additional Services Request for Completion of Court Tower Tenant Improvements and Parking/Retail Changes

Dear Mr. Volle,

AECOM Technical Services, Inc., dba AECOM, is pleased to present this fee proposal for the above referenced project. Included herein will be a summary description of the project scope including optional services, task descriptions, and proposed schedule to define the project effort and to justify the fee presented

SCOPE: This proposal covers 3 scopes of work associated with the Court Tower Tenant Improvements and one scope of work associated with the redesign of the Parking Garage/Retail building. These 4 tasks are outlined below and the fee proposal identified in the attached fee matrix.

Structural Additional Services for Phase 1 and revisions to 2nd, 3rd and 4th floor:

Holben Martin and White have over the last few months executed several design adjustments primarily due to Sundt deficiencies/mistakes. The costs associated with the changes are included in this section.

When the last additional service was executed there were to be very few changes to the previous 95% level plans. However, Pima County requested change in ceiling panel types that along with clash detection issues that did not get resolved correctly in Phase 1 due to limited scope provided to Sundt for such activities. This caused GLHN to redo lighting calculations required for energy code and LEED certification not to mention fixture type changes. AECOM also had reflected ceiling and specification revisions due to these changes.

The resulting fee increase is therefore \$58,885.

Modifications to Level 5 and Design Changes to Level 3 and 7:

Due to changes associated with the County Assessor, the 3rd floor is changing from courtrooms and office to totally office. Concurrently the 5th floor and 7th floor are changing because of displacement of courtrooms and Courts IT group. The 5th floor was expedited to change it from 3 courtrooms and shelved space to full 7 courtrooms similar to level 4. This work was to be completed in expedited form. This also includes some additional work by GLHN who was told the Lower Level would be only partially occupied and on which they based their previous fee. As we know the Lower Level is now fully utilized.

Level 7 will be modified from the previous Phase 1/Task 1 design previously permitted to a revised floor plan for about 1/3 of the floor plate.

Level 3 will be a totally new design with offices only to house the remaining County Assessor functions.

The resulting fee for this task is \$277,695, and will include additional construction cost estimates and a revision to the pressurization model by AON which may affect mechanical systems already in Phase 1 Core and Shell.

Bidding and Construction Administration for Above:

This work will include FF&E bidding and CA work not covered in the previous fee proposal and will mostly cover additional RFIs and punch-lists associated with the additional completed square footage.

This work includes Construction Administration for the work defined in Task 1 and 2 above. It also includes the Post construction activities defined in the original fee proposal as allowances but never authorized including CADD Record Drawings and 22 Month Warranty Walk-throughs.

The resulting fee for this task is \$42,228.

PARKING GARAGE and RETAIL – Design, Bidding and Construction Phase Services:

The previous parking garage fee anticipated the elimination of the lower level of the garage. During Schematic Design it was determined by the County that the lower level would remain though in a reduced and reconfigured form. This requires retaining wall, ventilation designs, and additional specification sections and coordination that were not figured into the previous fee.

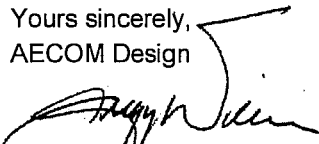
In addition Walker worked closely with geotechnical engineers including the second opinion engineer saving the County significant construction cost over the original foundation recommendations from NCS.

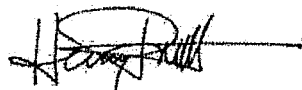
The resulting additional services fee for this portion of the project is \$127,310.

TOTAL FEE: Refer to the attached Fee Proposal Breakdown for detailed information on the fee proposal. This Additional Service Request will come to a total of \$530,161.

Let me know if you have any questions or comments on this fee proposal.

Yours sincerely,
AECOM Design


Gregg S. Williams, AIA, CSI, CCS, NCARB
Principal – Project Manager


Henry Pittner, AIA
Principal, West Region Justice
Operations Manager

C: Debby Giordan, File

PIMA COURTS FEE PROPOSAL - Complete work for TIs and Parking Garage/Retail

By: Gregg Williams

Date: 9/26/2013

PHASE 1 CA and PHASE 2 TASK 1 DESIGN PHASE SERVICES

Total Additional Fee Requested (Structural Ph1 and Ph1/T1 2nd Floor, 3rd floor, and 7th floor revisions)

\$ 58,885

TOTAL ADDITIONAL SERVICES REQUEST - Tenant Improvements

\$ 58,885

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

Total Additional Fee Requested - 5th floor revisions

\$ 24,043

Total Additional Fee Requested - 3rd floor and 7th floor revisions

\$ 277,695

TOTAL ADDITIONAL SERVICES REQUEST - Tenant Improvements

\$ 301,738

CONSTRUCTION PHASE SERVICES - Tenant Improvements

Total Basic Services Fee Requested (in previous fee proposal)

\$ 42,228

TOTAL ADDITIONAL SERVICES REQUEST - Tenant Improvements

\$ 42,228

DESIGN PHASE SERVICES - Parking Garage/Retail Lower Level, SD, DD, CD, GMP and CA

Additional Fee Requested (Lower Level Impacts)

\$ 127,310

TOTAL ADDITIONAL SERVICES REQUEST - Parking/Retail

\$ 127,310

TOTAL ADDITIONAL SERVICES REQUEST - ALL SERVICES

\$ 530,161

PIMA COURTS FEE PROPOSAL - Complete work for TIs and Parking Garage/Retail

By: Gregg Williams

Date: 9/26/2013

DESIGN PHASE SERVICES - Phase 1 and Phase 2 TASK 1 (changes during the process)

Construction Documents - TIs for 5th Floor and Millwork changes

	Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost	Comments
1	Project Manager			4	\$ 62.25	\$ 180	\$ 721	Gregg Williams
2	Deputy Project Manager/PA			2	\$ 44.00	\$ 127	\$ 255	Sheila Cook
3	Physical Security Specialist			0	\$ 60.00	\$ 174	\$ -	Gary Gayhart
4	Interiors Project Manager			8	\$ 60.00	\$ 174	\$ 1,389	Gianluigi Protano
5	Interiors Designer #1			16	\$ 35.00	\$ 101	\$ 1,621	Varies
6	Telecom Engineer			0	\$ 62.00	\$ 179	\$ -	Billy Vanderbur
7	Electronic Security Engineer			0	\$ 62.00	\$ 179	\$ -	Doug Milby
8	Electronic Security Designer			0	\$ 35.00	\$ 101	\$ -	Justin Martin
9	QA/QC Architects	0.0%	0	0	\$ 58.00	\$ 168	\$ -	Various (average)
10	QA/QC Engineers (multiple disciplines)	0.0%	0	0	\$ 62.00	\$ 179	\$ -	Various (average)

30

Rounded

AECOM PHASE 2 CONST DOCS ADDITIONAL SERVICES TOTAL

FTE 0.02

\$ 132.86

Average Billing Rate

Direct Costs

\$ 15

TOTAL AECOM TASK 2 ADDITIONAL SERVICES

\$ 4,000

CONSULTANT ADDITIONAL BASIC SERVICES

GLHN (See attached proposal)

Phase 2 Task 1 revisions (Owner/clash detection changes to ceilings, fixture types & other adjustments)

TOTAL GLHN DESIGN PHASE SERVICES

\$ 42,965

\$ 42,965

SUPPLEMENTAL SERVICES

HMW Miscellaneous Phase 1 Structural Changes due to Sundt Errors

\$ 6,930

SUBTOTAL OF CONSULTANTS

\$ 49,895

AECOM Consultant Markup Per Contract (10%)

\$ 4,990

TOTAL TASK 2 FEE

\$ 58,885

Comments

PIMA COURTS FEE PROPOSAL - Complete work for TIs and Parking Garage/Retail

By: Gregg Williams

Date: 9/26/2013

DESIGN PHASE SERVICES - TASK 2 (5th Floor Revisions)**Construction Documents - TIs for 5th Floor and Millwork changes**

	Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost	Comments
1	Project Manager			12	\$ 62.25	\$ 180	\$ 2,162	Gregg Williams
2	Deputy Project Manager/PA			2	\$ 44.00	\$ 127	\$ 255	Sheila Cook
3	Physical Security Specialist			8	\$ 60.00	\$ 174	\$ 1,389	Gary Gayhart
4	Interiors Project Manager			8	\$ 60.00	\$ 174	\$ 1,389	Gianluigi Protano
5	Interiors Designer #1			24	\$ 35.00	\$ 101	\$ 2,431	Varies
6	Telecom Engineer			2	\$ 62.00	\$ 179	\$ 359	Billy Vanderbur
7	Electronic Security Engineer			4	\$ 62.00	\$ 179	\$ 718	Doug Milby
8	Electronic Security Designer			8	\$ 35.00	\$ 101	\$ 810	Justin Martin
9	QA/QC Architects	0.0%	0	0	\$ 58.00	\$ 168	\$ -	Various (average)
10	QA/QC Engineers (multiple disciplines)	0.0%	0	0	\$ 62.00	\$ 179	\$ -	Various (average)

68

Rounded

AECOM PHASE 2 CONST DOCS ADDITIONAL SERVICES TOTAL

FTE 0.04

\$ 139.92 Average Billing Rate

Direct Costs

TOTAL AECOM TASK 2 ADDITIONAL SERVICES

CONSULTANT ADDITIONAL BASIC SERVICES

GLHN (per attached proposal)

5th Floor Revisions

TOTAL GLHN DESIGN PHASE SERVICES

SUPPLEMENTAL SERVICES

Audio Visual Design (MCH) - 5th Floor revisions

Signage (AECOM)

PARAMETRIX (additional estimates)

SUBTOTAL OF CONSULTANTS

AECOM Consultant Markup Per Contract (10%)

TOTAL TASK 2 5th FLOOR FEE

	Comments
\$ 9,340	
\$ 9,340	
\$ 3,700	
\$	
\$	included below
\$ 13,040	
\$ 1,303	
\$ 24,043	

PIMA COURTS FEE PROPOSAL - Complete work for TIs and Parking Garage/Retail

By: Gregg Williams

Date: 9/26/2013

DESIGN PHASE SERVICES - TASK 2 (3rd and 7th Floor Revisions)

Construction Documents - TIs for 3rd and 7th Floors as well as delays in SD for other Public Agencies.

	Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost	Comments
1	Project Manager			32	\$ 62.25	\$ 180	\$ 5,766	Gregg Williams
2	Deputy Project Manager/PA			8	\$ 44.00	\$ 127	\$ 1,019	Sheila Cook
3	Physical Security Specialist			20	\$ 60.00	\$ 174	\$ 3,473	Gary Gayhart
4	Interiors Project Manager			64	\$ 60.00	\$ 174	\$ 11,115	Gianluigi Protano
5	Interiors Designer #1			370	\$ 35.00	\$ 101	\$ 37,484	Various (average)
6	Telecom Engineer			24	\$ 62.00	\$ 179	\$ 4,307	
7	Electronic Security Engineer			8	\$ 62.00	\$ 179	\$ 1,436	
8	Electronic Security Designer			16	\$ 35.00	\$ 101	\$ 1,621	
9	QA/QC Architects			8	\$ 58.00	\$ 168	\$ 1,343	Various (average)
10	QA/QC Engineers (multiple disciplines)			20	\$ 62.00	\$ 179	\$ 3,589	Various (average)

570

Rounded

AECOM PHASE 2 CONST DOCS ADDITIONAL SERVICES TOTAL

FTE 0.37

\$ 124.83

Average Billing Rate

Direct Costs

\$ 1,650

TOTAL AECOM TASK 2 ADDITIONAL SERVICES

\$ 72,800

CONSULTANT ADDITIONAL BASIC SERVICES

GLHN (per attached proposal)

3rd and 7th floor revisions

TOTAL GLHN DESIGN PHASE SERVICES

SUPPLEMENTAL SERVICES

Audio Visual Design (MCH) - 3rd and 7th Floor Revisions

AON

Signage (AECOM) 3rd and 7th Floor Revisions

PARAMETRIX (additional estimates)

SUBTOTAL OF CONSULTANTS

AECOM Consultant Markup Per Contract (10%)

TOTAL TASK 2 FEE

Comments

\$ 168,450

\$ 168,450

\$ 2,500

Conference Rooms

\$ 4,400

Redo Pressurization model

\$ 2,000

New Design

\$ 9,100

3 estimates, SD, DD, CD

\$ 186,450

\$ 18,445

\$ 277,695

PIMA COURTS FEE PROPOSAL - Complete work for TIs and Parking Garage/Retail

By: Gregg Williams

Date: 9/26/2013

BIDDING AND CONSTRUCTION PHASE SERVICES**CA - Additional RFIs and Punch lists for 5th and 7th floor**

	Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost	Comments
1	Project Manager			8	\$ 62.25	\$ 180	\$ 1,441	Gregg Williams
2	Deputy Project Manager/PA			8	\$ 44.00	\$ 127	\$ 1,019	Sheila Cook
3	Physical Security Specialist			8	\$ 60.00	\$ 174	\$ 1,389	Gary Gayhart
4	Interiors Project Manager			12	\$ 60.00	\$ 174	\$ 2,084	Gianluigi Protano
5	Interiors Designer #1			8	\$ 35.00	\$ 101	\$ 810	Varies
6	Telecom Engineer			4	\$ 62.00	\$ 179	\$ 718	Billy Vanderbur
7	Electronic Security Engineer			4	\$ 62.00	\$ 179	\$ 718	Doug Milby
8	Electronic Security Designer			4	\$ 35.00	\$ 101	\$ 405	

56

Rounded

AECOM PHASE 2 CONST DOCS ADDITIONAL SERVICES TOTAL

FTE 0.04

\$ 153.31

Average Billing Rate

Direct Costs

\$ -

TOTAL AECOM TASK 2 ADDITIONAL SERVICES

\$ 8,585

CONSULTANT ADDITIONAL BASIC SERVICES

GLHN

Bidding and CA services (Additional RFIs and Punch lists for LL, 5 and 7)

Integrated Interiors

Bidding and CA Services (inadvertently left out of previous fee poposal)

SUBTOTAL CONSULTANT BASIC SERVICES

AECOM Consultant Markup (10%)

PROPOSED TOTAL CA BASIC SERVICES FEE

	Comments
\$ 22,775	
\$ 7,808	
\$ 30,583	
\$ 3,060	
\$ 42,228	

PIMA COURTS FEE PROPOSAL - Complete work for TIs and Parking Garage/Retail

By: Gregg Williams

Date: 9/26/2013

DESIGN PHASE SERVICES - Parking Garage/Retail Lower Level, SD, DD, CD, GMP and CA**Lower Level Retaining Walls and Mechanical Ventilation and Foundation Analysis**

	Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost	Comments
1	Project Manager			40	\$ 62	\$ 180	\$ 7,207	Gregg Williams
2	Deputy Project Manager/PA			8	\$ 44	\$ 127	\$ 1,019	Sheila Cook
3	Doors and Hardware			0	\$ 60	\$ 174	\$ -	Gary Gayhart
4	Staff Architect (SD through DD only)			80	\$ 38	\$ 110	\$ 8,799	Olga Kotha

128

Rounded

FTE 0.08

\$ 133.01

Average Billing Rate

Direct Costs

TOTAL AECOM**CONSULTANT ADDITIONAL SERVICES**

Walker Parking Consultants

Lower Level and Foundation redesigns

TOTAL WALKER

GLHN (SD through Bidding)

Lower Level and 1st Level Ventilation and other associated impacts

TOTAL GLHN**SUBTOTAL SUBCONSULTANTS**

AECOM Consultant Markup Per Contract (10%)

PROPOSED TOTAL ADDITIONAL SERVICES FEE

Comments

\$ 52,875 See Proposal

\$ 52,875

\$ 47,385

\$ 47,385

\$ 100,260

\$ 10,025

\$ 127,310

End of Appendix "C-7"