

BOARD OF SUPERVISORS AGENDA ITEM SUMMARY

Requested Board Meeting Date: April 15, 2014

ITEM SUMMARY, JUSTIFICATION and/or SPECIAL CONSIDERATIONS:

Amendment # 10 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 \$176,100.00 to provide payment for these additional services. Funding source: Certificates of Participation. Administering Department: Facilities Management.

Effective Date: April 15, 2014

Termination Date: June 30, 2015

Original Contract Amount: \$7,730,000.00

Previous Amendment(s): \$10,549,890.00

Previous Contract Amount: \$18,279,890.00

This Amount this Amendment: \$176,100.00

Revised Contract Amount: \$18,455,990.00

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.

CT-PO-11021149-P-10
04-15-2014
06-30-2015
\$176,100.00
\$176,100.00
\$18,455,990.00
Term : 03-01-2015
06-30-2015

CLERK OF THE BOARD USE ONLY: BOS MTG. _____

ITEM No. _____

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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.: Ten(10)

FUNDING: Certificates of Participation

CONTRACT

NO. CT-PO-11021149-P

AMENDMENT NO. 10

This number must appear on all
invoices, correspondence and
documents pertaining to this
contract.

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

TERMINATION PRIOR AMENDMENT: 06/30/2015

TERMINATION THIS AMENDMENT: 06/30/15

ORIGINAL CONTRACT AMOUNT: \$ 7,730,000.00

PRIOR AMENDMENT(S): \$ 10,549,890.00

AMOUNT THIS AMENDMENT: \$ 176,100.00

REVISED CONTRACT AMOUNT: \$ 18,455,990.00

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 Tenant Improvements and to the Parking Garage/Retail portions of the work; 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 \$18,279,890.00." 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 **\$18,455,990.00**. This amount includes stipulated fees for...":

- b. **FROM:** "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"

TO: "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.

This Amendment shall be effective on April 15, 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:

Chair, Board of Supervisors


Date

ATTEST:

Clerk of the Board

Date

APPROVED AS TO FORM:



Deputy County Attorney

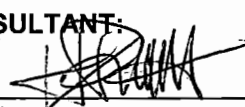
HAL GILBREATH

Name (Please Print)

3/26/14

Date

CONSULTANT:



Signature

HENRY PITTNER, PRINCIPAL

Name and Title (Please Print)

3/27/14

Date

AECOM
999 Town and Country Road, Orange, CA 92868
T 714.567.2400 F 714.567.2729 www.aecom.com



March 12, 2014

Mr. Carter Volle
Pima County Facilities Management
150 W. Congress, 5th 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
(Revised)

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 summary description of the background of the project, the scope of the client requested changes and revisions, and the cost impact of the actions.

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 because the Courts were occupying the entire building including the low voltage and electrical system infrastructure. Due to various circumstances, the function of the court floors changed, substituting county departments and their elected officials to occupy the 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.

SCOPE: The scopes of work associated with the redesign of the Court Tower Tenant Improvements, the Lower Level, First Floor, Fourth Floor and Fifth Floor T.I. drawings are listed below. The proposed fees are identified in the attached fee matrix.

Additional Services for revisions to 2nd, 4th, 5th floor:

The following Architectural Supplemental Instructions (ASIs) were required due to changes after the original design was already completed or significantly underway;

ASI 132 – Level 2 Revisions; Electrical, Data, Audio Visual, Information Technology (IT) and Telecommunications. Affected drawings include Level 2 Furniture Plan, 2E012, 2E102A and B, ESK-36, 2AV010 and 12, 2AV531, 2T102A and B.

ASI 135 – Level 4 Transaction Window. Affected drawings include ASK – 53.

ASI 139 – Elevator 11 Security Partition; new requirement. Affected drawings include ASK – 56.

ASI 140 – Level 4 and 5 Power and Data Revisions; redesign. Affected drawings include Level 4 and 5 Furniture Plans; 2E104A and B, 2E105A and B, 2T104A and B, 2T105A and B.

ASI 143 – Revisions to Level 2 Pro Se Area; multiple revisions and coordination with subs. Affected disciplines include architecture, electrical, tel/data, mechanical.

ASI 148 – Power, Data and AV Level 2; revisions to original design. Affected disciplines include architecture, electrical, tel/data.

ASI 153 — Barricade west end of Council Street; additional design. Affected disciplines include architecture, civil, landscape.

ASI 154 — Fence Panel and Gate at Central Plant; additional design. Affected disciplines include architecture, civil, landscape.

ASI 155 — Delete millwork, sink and plumbing at Jury Staging Rm. Affected disciplines include architecture, mechanical.

Modifications and Design Changes to Lower Level IT Room

The Lower Level IT/Server Room has been redesigned. The county departments did not agree to the original design and have their own requirements for each of their respective areas. This includes primarily the Data/Telecommunications discipline but also affects the mechanical, and electrical disciplines redesigning and resizing the mechanical equipment and the electrical service that was originally intended for that area. The drawings are in progress.

IMPACT TO AECOM: The redesign effort of the Lower Level IT Server Room has caused the delay of the architectural Tenant Improvement drawings and the commensurate drawings from the mechanical, electrical and plumbing disciplines which use the architectural drawings as their background. The delay in completing the drawings in turn delays the construction manager from moving forward with construction on the lower level. The construction manager estimates that the schedule delay for the completion of the courthouse tower is approximately 60 days. The costs of this effort for AECOM and its consultants is \$115,500.

Item 2.

Parking Structure and Retail Redesign

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. This additional services request defines the impact of these changes.

AECOM completed the 100% Design Development documents per contract. Sundt Construction, the Construction Manager at Risk, elected to submit the 100% DD package for bid and found the cost estimate was in excess of the County's allotted budget. Sundt entered a Value Engineering Phase to reduce the budget and required the drawings to be adjusted accordingly. This delayed the start of the construction document phase.

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. With the delay of the start of construction of the parking structure, the additional construction administration time for the parking structure must be added back into the fee. Further, Walker Parking Consultants, the structural engineer for the parking structure has requested additional services for the reconfiguration of the elevator shafts and the requirement to raise the parking floors one foot.

Landscaping and Construction Administration

The landscaping consultant Kimley-Horn must complete the owner requested and Value Engineering suggestions related to planting, irrigation, hardscape, material selection, specifications and GMP review at the 95% and 100% submittals of construction documents.

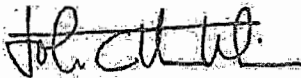
This work will include any construction administration not covered in previous fee proposals and will cover additional RFIs and punch-lists associated with the completion of the courthouse tower and parking garage.

IMPACT TO AECOM: The issuance of bid documents at the 100% Design Document submission by Sundt Construction and the subsequent influx of questions, caused a delay in moving forward into the construction document phase, and subsequently delaying the approval from the County Board of Supervisors. AECOM never anticipated the bidding taking place until at least 50% construction documents were completed. Therefore, additional hours were spent on the parking garage in order for Sundt to meet their Board submission date even though Pima County was clear in their direction that the court tenant improvements were the priority. The disruption of the design flow created inefficiencies in the project team and significant additional effort by AECOM and its consultants. The cost of this effort is \$60,600.


Refer to the attached Fee Proposal Breakdown for detailed information on the fee proposal. This Additional Service Request will come to a total of **\$176,100**.

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



Henry Pittner
Principal, West Region Justice
Operations Manager

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

By: John Van Whervin

Date: 2/25/2014

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

Additional Fee Requested - 2nd, 4th and 5th floor revisions, and Lower Level IT Rm revisions

\$ 115,500**TOTAL ADDITIONAL SERVICES REQUEST - Tenant Improvements****\$ 115,500****DESIGN PHASE SERVICES - Parking Garage/Retail, CD, GMP and CA**

Additional Fee Requested (Landscaping and Parking Structure redesign)

\$ 60,600**TOTAL ADDITIONAL SERVICES REQUEST - Parking/Retail****\$ 60,600****TOTAL ADDITIONAL SERVICES REQUEST - ALL SERVICES****\$ 176,100**

Rounded

\$ 176,100

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

By: John Van Whervin

Date: 2/25/2014

DESIGN PHASE SERVICES - TASK 2 (Lower Level, 2nd, 4th and 5th Floor Revisions)

Construction Documents - TIs for Lower Level, 2nd, 4th and 5th Floor changes

	Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost	Comments
1	Project Manager			0	\$ 55.00	\$ 159	\$ -	John Van Whervin
2	Deputy Project Manager/PA			44	\$ 44.00	\$ 127	\$ 5,604	Sheila Cook
3	On-Site Construction Administrator			4	\$ 43.00	\$ 124	\$ 498	Mike Hall
4	Interiors Project Manager			12	\$ 60.00	\$ 174	\$ 2,084	Gianluigi Protano
5	Interiors Designer #1			84	\$ 35.00	\$ 101	\$ 8,510	Varies
6	Telecom Engineer			146	\$ 68.00	\$ 197	\$ 28,737	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)

290

\$ 45,433

Rounded

\$ 45,400

AECOM PHASE 2 CONST DOCS ADDITIONAL SERVICES TOTAL

FTE 0.19

\$ 156.66

Average Billing Rate

Direct Costs

\$ -

TOTAL AECOM TASK 2 ADDITIONAL SERVICES**\$ 45,400**

CONSULTANT ADDITIONAL BASIC SERVICES

GLHN (per attached proposal)

5th Floor Revisions

TOTAL GLHN DESIGN PHASE SERVICES

Comments

\$ 63,710

\$ 63,710

Rounded

\$ 63,700

SUPPLEMENTAL SERVICES

SUBTOTAL OF CONSULTANTS**\$ 63,700**

AECOM Consultant Markup Per Contract (10%)

\$ 6,369

TOTAL TASK 2 (2nd, 4th and 5th FLOOR FEE)**\$ 115,469**

Rounded

\$ 115,500

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

By: John Van Whervin

Date: 2/25/2014

DESIGN PHASE SERVICES - Parking Garage/Retail, CD, GMP and CA**Landscaping and Parking Structure Redesign**

Category	% Time	Weeks	Hours	DL Rate	Billing Rate	Cost	Comments
1 Project Manager			0	\$ 62	\$ 180	\$ -	John Van Whervin
2 Deputy Project Manager/PA			0	\$ 44	\$ 127	\$ -	Sheila Cook
3 On-Site Construction Administrator			240	\$ 43	\$ 124	\$ 29,872	Mike Hall
4 Staff Architect			40	\$ 38	\$ 110	\$ 4,400	Olga Kotha

280

\$ 34,271

Rounded

\$ 34,300

FTE 0.18

\$ 122.40 Average Billing Rate

Direct Costs

TOTAL AECOM

\$ 34,300

CONSULTANT ADDITIONAL SERVICES

Walker Parking Consultants

Elevator Shaft and Foundation Redesign

TOTAL WALKER

Comments

\$ 11,950

See Proposal

\$ 11,950

Rounded

\$ 12,000

Kimley-Horn

Owner changes and Value Engineering implementation

TOTAL Kimley-Horn

\$ 12,000

\$ 12,000

SUBTOTAL SUBCONSULTANTS

\$ 23,950

Rounded

\$ 23,900

AECOM Consultant Markup Per Contract (10%)

\$ 2,394

PROPOSED TOTAL ADDITIONAL SERVICES FEE

\$ 60,644

Rounded

\$ 60,600