

DATE: October 30, 2007

TO: Folsom Redevelopment Agency

FROM: Public Works Department

SUBJECT: **RESOLUTION NO. 277-R - A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH STANTEC ARCHITECTURE (FORMERLY CHONG PARTNERS ARCHITECTURE) FOR THE RAILROAD BLOCK PARKING STRUCTURE PROJECT NO. 2614 DESIGN SUPPORT SERVICES**

BACKGROUND/ISSUE

On September 14, 2007, Chong Partners Architecture, Inc. was acquired by Stantec Architecture, a division of Stantec Consulting Inc. On October 24, 2006, Resolution No. 249-R was approved, which authorized an agreement with Chong Partners Architecture for design support services during construction of the Railroad Block Parking Structure Project. At the Redevelopment Agency meeting on January 24, 2006, the schematic design for the parking structure was approved, allowing the design work to continue. The project is under construction with an anticipated completion date of February, 2008. In order for the City to continue to provide additional design support during construction, which includes assistance with Requests for Information (RFI); Submittal and Shop Drawing review and approvals; and overall design intent, the services of Stantec Architecture, the architect of record, are required. Stantec Architecture will continue to have the entire design team at their disposal to address any issues that may arise during construction.

POLICY/RULE

Folsom Municipal Code Section 2.36.120 requires that professional services contracts in excess of \$41,750 be approved by the City Council or Redevelopment Agency.

ANALYSIS

This parking structure is uniquely complex due to the foundation design, elevation differences, the historic context, and the ornamental design components incorporated with the community's input. As a result, the architect of record is the logical consultant to provide the design support during the construction of the facility. The Cooper Puggeda Management, Inc./The Allen Group, LLC team has been selected to perform the Construction Management (CM) services for this project. The design support provided by Stantec Architecture provides additional resources necessary due to the complexity of this structure.

During the initial phase of construction, the construction contractor experienced problems and delays during the construction of the parking structure foundation, which has required unanticipated additional Requests for Information, coordination meetings, shop drawing reviews, and redesign of the foundation system. Due to the difficulties experienced by the construction

contractor, staff anticipates that a construction claim may result, thereby requiring additional claim management support services.

Staff has met with Stantec Architecture and negotiated a cost of \$141,278. This amount includes an additional \$50,000 for potential costs for design support during any potential claims management upon completion of the project should the need arise. Staff finds the amount to be reasonable based on the amount of additional work that has been and will be performed. This will result in a new total fee of \$366,658. The City's standard Amendment to Consultant and Professional Services Agreement, which has been reviewed and approved as to form by the City Attorney, will be executed to amend the original agreement.

FINANCIAL IMPACT

Sufficient funds are available in the Redevelopment Agency Capital Program Fund (Fund 431), Project No. 2614, Railroad Block Parking Structure, to fund this amendment.

ENVIRONMENTAL REVIEW

On January 24, 2006, an environmental review was completed when the Redevelopment Agency approved an addendum to the previously approved mitigated negative declaration for the Folsom Historic Railroad Block 2004 Implementation Plan.

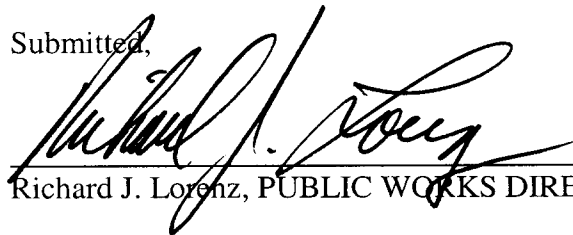
ATTACHMENTS

Resolution No. 277-R - A Resolution Authorizing the Executive Director to Execute Amendment No. 1 to the Agreement with Stantec Architecture (formerly Chong Partners Architecture) for the Railroad Block Parking Structure Project No. 2614 Design Support Services

RECOMMENDATION/REDEVELOPMENT AGENCY ACTION

The Public Works Department recommends that the Redevelopment Agency pass and adopt Resolution No. 277-R - A Resolution Authorizing the Executive Director to Execute Amendment No. 1 to the Agreement with Stantec Architecture (formerly Chong Partners Architecture) for the Railroad Block Parking Structure Project No. 2614 Design Support Services

Submitted,



Richard J. Lorenz, PUBLIC WORKS DIRECTOR/CITY ENGINEER

RESOLUTION NO. 277-R

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH STANTEC ARCHITECTURE (FORMERLY CHONG PARTNERS ARCHITECTURE) FOR THE RAILROAD BLOCK PARKING STRUCTURE PROJECT NO. 2614 DESIGN SUPPORT SERVICES

WHEREAS, on November 8, 2005, the Redevelopment Agency approved Resolution No. 223-R authorizing a contract with Chong Partners Architecture for the final design for the Railroad Block Parking Structure Project; and,

WHEREAS, on October 24, 2006, the Redevelopment Agency approved Resolution No. 249-R authorizing a contract with Chong Partners Architecture for design support services for the Railroad Block Parking Structure Project; and,

WHEREAS, construction of the parking structure is underway; and,

WHEREAS, the Public Works Department has developed a revised scope of work for the required consulting services, which includes claims management; and,

WHEREAS, Stantec Architecture, being the Architect of Record, by reason of their past experience and facilities for performing these types of services, are qualified to perform the required consulting services; and,

WHEREAS, sufficient funds are available in the Redevelopment Agency Capital Program Fund (Fund 431); and,

WHEREAS, the amendment will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency Board of the City of Folsom hereby authorizes the Executive Director to execute Amendment No. 1 to the agreement, in a form approved by the City Attorney's office, with Stantec Architecture for design support services for the Railroad Block Parking Structure Project, in an amount not to exceed \$141,278.

PASSED AND ADOPTED on this 13th day of November 2007, by the following roll-call vote:

AYES: Board Member(s):

NOES: Board Member(s):

ABSENT: Board Member(s):

ABSTAIN: Board Member(s):

Andrew J. Morin, CHAIR

Christa Schmidt, SECRETARY