



**PURCHASING ITEM
FOR
COUNCIL AGENDA
Memo No. CP15-166**

1. Agenda Item Number:
27
2. Council Meeting Date:
January 22, 2015

TO: MAYOR & CITY COUNCIL

3. Date Prepared: December 30, 2014

THROUGH: CITY MANAGER

4. Requesting Department: Fire, Health & Medical

5. SUBJECT: Project Agreement with Perlman Architects, for design services.

6. RECOMMENDATION: Staff recommends City Council award a Project Agreement to Perlman Architects, for design services, for the Fire Training Center Burn Building Expansion, Project No. FI1503.201, pursuant to On-Call Architectural Services Contract, No. EN1504.101, in an amount not to exceed \$38,000.00.

7. BACKGROUND/DISCUSSION: This contract is for updating the architectural design services for the Fire Training Center Burn Building to be located at the Fire Training Center on South Dobson Road. The original design drawings for the Burn Building were done by Perlman Architects in 2009. This set of drawings went all the way through to the permit ready stage. The drawings were never submitted because the project was stopped when the economy took a downturn. Now this building is part of the new Fire/Police Joint Training Facility Project and will be submitted for construction in the FY 15/16 CIP budget. The plans need to be updated to the 2012 building codes and civil requirements.

8. EVALUATION: This project is being performed under the On-Call Architectural Services Contract, No. EN1504.101, to Perlman Architects. The costs proposed for this project have been evaluated by Staff and are determined to be reasonable. The contract completion time is 120 calendar days following Notice to Proceed.

9. FINANCIAL IMPLICATIONS: Funds for this design project are available by transferring excess funds from project 6FI638 Fire Station No. 1 Relocation.

Cost: \$38,000.00

Fund Source:

<u>Account No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
401.2250.5219.6FI634	General Gov't Capital Projects Fund	Training Center Expansion	FY 14/15	\$38,000.00

10. PROPOSED MOTION: Award a Project Agreement to Perlman Architects, for design services, for the Fire Training Center Burn Building Expansion, Project No. FI1503.201, pursuant to On-Call Architectural Services Contract, No. EN1504.101, in an amount not to exceed \$38,000.00.

ATTACHMENTS: Project Agreement, Location Map

APPROVALS

11. Requesting Department

13. Department Head


Tom Carlson, Assistant Fire Chief


Jeff Clark, Fire Chief

12. Transportation & Development

14. City Manager


Bob Fortier, Capital Projects Manager


Rich Dlugas

**PROJECT AGREEMENT
PURSUANT TO ANNUAL CONTRACT NO. EN1504.101**

PROJECT AGREEMENT NO: FI1503.201

This PROJECT AGREEMENT is made this ____ day of _____, 2015, by and between the City of Chandler, a municipal corporation (hereinafter referred to as "CITY") and Perlman Architects of Arizona, Inc. a Corporation of the State of Nevada licensed to do business in the State of Arizona, (hereinafter referred to as "Annual Consultant") and is a project agreement entered into pursuant to Annual Contract No. EN1504.101.

CITY and Perlman Architects of Arizona, Inc., in consideration of the mutual covenants herein set forth, agree as follows:

ARTICLE 1 - DESCRIPTION OF WORK:

This project is Fire Training Center Expansion, Project Number FI1503.201. The scope of work consists of providing architectural, structural engineering, mechanical/plumbing engineering, electrical engineering, fire protection engineering and civil engineering services, all as more particularly set forth in Exhibit A attached hereto and incorporated herein by reference.

The Annual Consultant shall not accept any change of scope, or change in contract provisions, unless issued in writing, as a contract amendment and signed by the Contract Administrator.

ARTICLE 2 - CONTRACT PRICE:

CITY shall pay Annual Consultant for completion of the Work in accordance with the Contract Documents a fee not to exceed Thirty Eight Thousand Dollars (\$38,000) determined and payable as set forth in Annual Contract EN1504.101 and Exhibit B attached hereto and made a part hereof by reference.

ARTICLE 3 - CONTRACT TIME:

The contract time is One Hundred Twenty calendar days and Annual Consultant agrees to complete all work within One Hundred Twenty (120) calendar days of the date CITY issues a Notice to Proceed.

ARTICLE 4 - GENERAL:

This Project Agreement is entered into pursuant to Annual Contract No. EN1504.101 and the terms and conditions contained therein are incorporated herein by reference as if set forth in full.

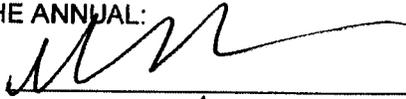
IN WITNESS WHEREOF, the parties hereto have executed this Project Agreement on the day and year first written above.

This Project Agreement will be effective on this ____ day of _____, 2015.

CITY OF CHANDLER

FOR THE ANNUAL:

MAYOR DATE:

By: 
Title: Principal

ADDRESS FOR NOTICE
City of Chandler
P.O. Box 4008, Mail Stop 407
Chandler, AZ 85244-4008
480-782-3307

ADDRESS FOR NOTICE
Mr. Ken Powers
Periman Architects of Arizona, Inc.
4808 N. 24th St., Ste. 100
Phoenix, AZ 85016

APPROVED AS TO FORM:

Phone: 480-951-5900

City Attorney By: 

ATTEST:

City Clerk

EXHIBIT A SCOPE OF WORK

ANNUAL CONSULTANT shall provide the following services relating to Burn Training Building Construction Documents update:

Task 1.0 – Design Development:

- Prepare construction plans per the City of Chandler requirements for review (Pre-Final) with standard City of Chandler Cover Sheet. Submit four (4) full size, four (4) half size, and digital PDF. All necessary equipment, specifications, and quantities to be shown on the plans.
- Prepare (Final) construction plans per the City of Chandler requirements for permitting review addressing comments from (Pre-final) submittal. Deliverable with revisions shall be with standard City of Chandler Cover Sheet. One (1) copy of the cover sheet shall be signed Mylar. Submit four (4) full size, four (4) half size, and digital PDF. All necessary equipment, specifications, and quantities to be shown on the plans.

Task 2.0 – Construction Administration

- Attend two project coordination meetings.
- Prepare an Architects / Engineers estimate of probable construction costs.
- Prepare a Schedule of values for the City of Chandler's use in preparation of Bid.
- Respond to City of Chandler approved questions/clarifications during the bidding.
- QA/QC of all Architects / Engineers Submittals. Ensure all submittals prepare expansion to be updated to current 2012 I-Codes, update all discontinued and/or out – of – date materials/systems.

Task AL – Allowances

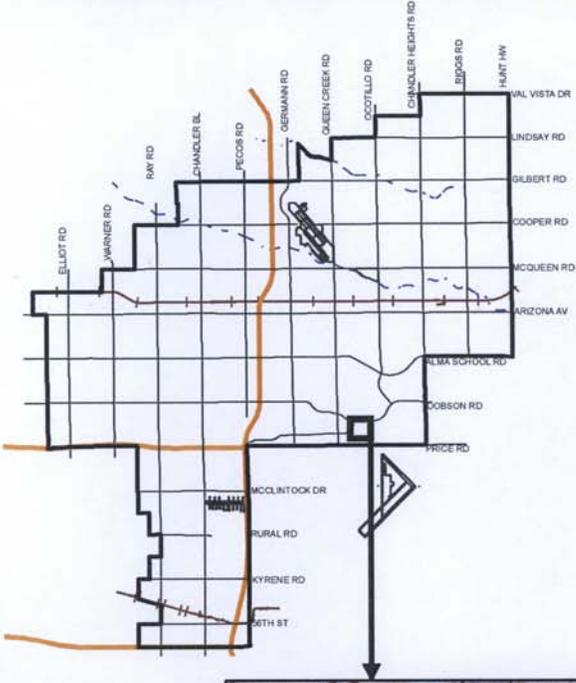
- Direct Expense Allowance: shall be billed at cost.
- Owners Allowance shall only be utilized with prior written direction and approval from the City.

**EXHIBIT B
FEE SCHEDULE**

Task	Task Description	Fee
Task 1.0 - Design Development		
1.1	Architectural	\$7,540.00
1.2	Structural Engineering	\$3,000.00
1.3	Mechanical/Plumbing Engineering	\$1,950.00
1.4	Electrical Engineering	\$3,760.00
1.5	Fire Protection Engineering	\$2,324.00
1.6	Civil Engineering	\$6,200.00
Subtotal - Design Development		\$23,634.00
Task 2.0 - Construction Administration		
2.1	Meetings and Coordination	\$ 2,070.00
2.2	QA/QC	\$1,140.00
2.3	Specification Writing, Cost Estimate, Bid Schedule	\$4,100.00
Subtotal - Construction Administration		\$7,310.00
Tasks	Allowances	
AL1	Misc. Reimbursable Allowance (Printing, mileage, etc)	\$ 750
AL2	Owners Allowance Unforeseen Conditions	\$ 5,166.00
Subtotal - Allowances		\$5,916.00
TOTAL FEE		\$38,000.00



FIRE TRAINING CENTER EXPANSION PROJECT NO. F11503.201



MEMO NO. CP15-166



PROJECT SITE

