

Legislation Text

File #: BILL NO. 23-004, **Version:** 1

An Ordinance approving the First Amendment to the agreement for professional architectural services for the Downtown Market Plaza Project between GLMV Architecture, Inc., and the City of Lee's Summit.

(Note: First read by City Council on January 10, 2023. Passed by unanimous vote.)

Issue/Request:

Amendment of the contract with GLMV Architecture as the project architect to move forward with full design of the Public Components for the Downtown Market Plaza Project and associated engineering work by third party companies under the contract, continuing with ongoing work through the construction phase.

Key Issues:

Amendment of the GLMV contract to continue with design and engineering work for the Public Components of the project, and then services during construction to implement the final design and engineering plans.

Proposed City Council Motion:

I move for adoption of an Ordinance approving the First Amendment to the agreement for professional architectural services for the Downtown Market Plaza Project between GLMV Architecture, Inc., and the City of Lee's Summit.

Background:

On January 4, 2022, the City executed the Amended & Restated Development Structure Agreement with Lane4 for the project. The GLMV contract was an attachment to the Development Structure Agreement and was executed on January 3, 2022.

The City has terminated the Development Structure Agreement with Lane4 through the execution of the Development Agreement between the City and Lane4. The GLMV contract is still in effect. During 2022, the decision was made to bifurcate the public components and private components. ON this same agenda, GLMV is completing the presentation of the Master Plan for the Public Components of the Project.

Impact/Analysis:

This amendment to the GLMV contract will allow the design of the public components to continue and move from Master Planning into schematic design and then final design. The revised scope of work includes Schematic Design, Design Development, Construction Documents, Construction Phase Administration, and Project Close-Out.

The Architect's Basic Services include the disciplines required to design and construct the facilities and develop the site. This includes Architecture, Interior Design, Civil Engineering, Landscape Architecture, Structural Engineering, and Mechanical/Electrical/Plumbing/Fire Protection Engineering, and Technology/Audio-Visual Design.

This is a lump-sum contract. The revised costs under the amendment contract, as compared to the original contract, are as follows:

	Original	Amended
Exhibit A - Basic Services for Master Planning	\$214,900	\$214,900
Exhibit B - Optional Services	\$59,570	\$79,000
Exhibit C - Design of Public Components	n/a	\$1,573,250
Total	\$274,470	\$1,867,150

The Exhibit A Master Plan work remains unchanged. The additional Exhibit B optional services are related primarily to consultation services associated with the demolition and historic materials salvaging of the Ice House. The anticipated breakdown of the new Exhibit C design work for the public components is as follows:

Schematic Design	\$ 221,614
Design Development	\$402,935
Construction Documents	\$480,423
Pricing & Procurement	\$142,577
Construction Phase	\$302,201
Expense Allowance	\$23,500
Total Compensation	\$1,573,250

Excluding the Expense Allowance, the breakdown of the design work by discipline and the company performing each component of the work under GLMV guidance is:

GLMV Architecture - architect	\$ 597,250
Collins+Webb - associate architect	\$ 95,000
Olsson - civil eng; landscape arch; survey	\$ 550,600
Leigh+O'Kane - structural engineering	\$ 107,800
Henderson - MEPF engineering; tech/AV/security	\$ 199,100
Total Fee (not including expenses)	\$ 1,549,750

Timeline:

Start: GLMV work will continue seamlessly after execution

Finish: The design work is expected to continue into the third quarter of 2023 and construction would commence following the completion of construction design.

Ryan Elam, Assistant City Manager

David Bushek, Chief Counsel of Economic Development and Planning

Staff recommends approval of the ordinance