

## Legislation Text

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**File #:** BILL NO. 23-093, **Version:** 1

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An Ordinance approving the Second 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, Missouri.

Issue/Request:

Amendment of the contract with GLMV Architecture as the project architect to move forward with design incorporating the closure of Green Street as part of the Project, and a traffic study connected with the impacts of this street closure around the project area.

Key Issues:

Amendment #2 of the GLMV contract to continue with design and engineering work for the updated project including a traffic study and the closure of Green Street.

Proposed City Council Motion:

I move for second reading of An Ordinance approving the Second 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, Missouri.

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.

On January 17, 2023, the City and GLMV executed Amendment #1 to the Agreement to proceed with 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 under this amendment includes Schematic Design, Design Development, Construction Documents, Construction Phase Administration, and Project Close-Out.

Impact/Analysis:

This amendment to the GLMV contract will allow a traffic study to be conducted for the street network around the project area to account for the closure of Green Street, and to account for the closure of Green Street in the design work for the Project.

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.

Amendment #2 includes these additional services:

- Additional master planning to update the current Project area design and include the changing of Green Street from a public street to a pedestrian way.
- Additional concept studies with 3-dimensional modeling to produce a single presentation rendering visualization for the revised Project master plan.
- Design services for Phase 2 Traffic Study encompassing the entirety of the study area identified for the study.
- Design services for a traffic signal at Green Street and 2nd Street intersection.
- Additional renderings based on the previously completed modeling to produce presentation visualizations.

This is a lump-sum contract. The revised costs under the amendment contract, as compared to the original contract and Modification 001 are as follows:

	Original	Modification 001	Modification 002
Exhibit A - Basic Services for Master Planning	\$214,900	\$214,900	\$229,400
Exhibit B - Optional Services	\$59,570	\$79,000	\$151,500
Exhibit C - Design of Public Components	n/a	\$1,573,250	\$1,758,250
<b>Total</b>	<b>\$274,470</b>	<b>\$1,867,150</b>	<b>\$2,139,150</b>

The additional Exhibit A Master Plan work is related primarily to the bifurcation of the public components and the private components and the additional work required to complete that step. 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:

Phase 1 Traffic Study	\$31,500
Schematic Design	\$253,338
Design Development	\$443,661
Construction Documents	\$541,903
Pricing & Procurement	\$142,577
Construction Phase	\$319,521
Expense Allowance	\$25,750
<b>Total Compensation</b>	<b>\$1,758,250</b>

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	\$ 628,350
Collins+Webb - associate architect	\$ 95,000
Olsson - civil eng; landscape arch; survey	\$ 791,500
Leigh+O'Kane - structural engineering	\$ 107,800
Henderson - MEPF engineering; tech/AV/security	\$ 199,100

<b>Total Fee (not including expenses)</b>	<b>\$ 2,113,400</b>
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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