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Title: Proposed Contract with Synalovski Romanik Saye in the Amount of \$440,000 for Architectural Services for Design and Construction Supervision of a New Multi-Departmental Building

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Attachments: 1. Resolution 19-20, 2. Contract Proposal

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5/6/2019	1	City Council	approved	Pass

Agenda Item: 7(b)	Prepared By: Justin Martin, P.E.
Business: Resolution - Consent Agenda	Department: Water and Sewer

Subject:

Proposed Contract with Synalovski Romanik Saye in the Amount of \$440,000 for Architectural Services for Design and Construction Supervision of a New Multi-Departmental Building

BACKGROUND:

Our Public Works (PW), Water and Sewer (WS) and Information Technology (IT) Departments have never had adequate working facilities.

The PW and WS Departments have been located in temporary trailer facilities since 2007. In 2009, City Council approved the purchase of a 0.56-acre, commercially zoned property at 807 E. Elkcam Circle, adjacent to the NWTP, to build an operations center for the WS and PW departments, accommodating approximately 40 City employees. In 2009, City Council approved funding for the architectural design of the proposed facility. The design was completed that same year, but City staff was later directed not to proceed with bidding because of re-prioritization of budgeted funds. Since 2009, land development and building codes, and FEMA flood elevations have changed thereby necessitating a building redesign.

Having no adequate facilities, the Wastewater Collection/Drinking Water Distribution (C&D) and Public Works (PW) crews were accommodated in used temporary trailers at the South Water Treatment Plant (SWTP) under a two-year temporary use permit, albeit inconsistent with the zoning for the property. The C&D trailers developed mold and became infested with rats. Consequently, the City demolished the old C&D trailers and rented trailers for the C&D crews. Likewise, the used temporary trailers for the WS administrative staff at the North Water Treatment Plant (NWTP) developed mold and rat infestations. In 2011, the City demolished the old WS admin trailers and purchased other trailers. When the temporary use permits expired, City Council directed staff to change the land development code to exempt City government trailers from temporary use permit

restrictions. Presently, decomposing rodent issues under the trailer structures have interrupted staff production and have caused employee health concerns.

Currently, materials and equipment are stored outdoors at the SWTP. Backhoes and Front-End Loaders are used to scoop and load the soil and gravel, which is disruptive to the adjoining residential community.

The temporary trailers are inadequate for the functions of these City departments. The City's Information Technology (IT) department is also in need of adequate working facilities. The City's IT team is currently working from a back room in Fire Station 50, which does not have suitable workspace for computer and IT equipment assembly and repair.

The City's Ad Hoc Hurricane Irma Review Committee identified the need to "eliminate the use of trailers as City facilities" in their Hurricane Irma After Action Report. Furthermore, the report went on to say, "Damage to these facilities significantly limits the ability of a department to effectively respond to community needs during the recovery phase". A building designed as an EOC would have been extremely beneficial during Hurricane Irma and would have greatly benefited our post-storm recovery efforts, which were monumental. This building will be designed to serve as temporary housing for department employees in the immediate aftermath of a hurricane. During the Hurricane Irma recovery effort, the City had to scramble to accommodate displaced essential employees.

As detailed in the December 2018 departmental report to City Council, the City published a Request for Qualifications (RFQ 19-009) to hire an architect for the design and construction consulting services for the new building which is currently known as the Multi-Departmental Building. The RFQ scoring committee reviewed the qualifications submittals in accordance with the *Consultants Competitive Negotiation Act* and ranked the architectural firms as follows:

1. Synalovski Romanik Saye (SRS)
2. BSSW Architects
3. Victor Latavish
4. Lotus Architecture

Subsequently, the City requested a proposal from the highest ranked architectural firm for the design and consulting services during bidding, permitting, and construction. The negotiated proposal from SRS is as follows:

1. Schematic Design	\$78,000
2. Design Development	\$88,000
3. Construction Documents	\$176,000
4. Bidding/Permitting	\$20,000
5. Contract Administration	\$78,000
TOTAL	\$440,000

The professional design services includes architectural, civil engineering, landscape architecture, mechanical, electrical, plumbing, fire protection engineering, and structural engineering services.

FUNDING SOURCE / FISCAL IMPACT: The professional consulting services for this project is included in the FY 2019 Water and Sewer Department CIP approved by Council, account # 431-5300

-5360-606200-19007.

RECOMMENDATION:

Authorize the City Manager to execute a contract with Synalovski Romanik Saye in the amount of \$440,000 for the professional consulting services as outlined above.

POTENTIAL MOTION:

“I move to adopt Resolution 19-20 authorizing the City Manager to execute a contract with SRS for design and construction administration services for a New Multi-Departmental Building”