



Agenda Item: Amendment - Contract

Title: Amendment to the Professional Service Agreement with Plan One Architects for the Municipal Operations Center - North Campus Project

Recommended Council MOTION:

I move to approve an Amendment to the Professional Service Agreement with Plan One Architects for the Municipal Operations Center - North Campus Project for \$381,704.00 and a contingency of \$15,000.00 for a total amount of \$396,704.00 and authorize the Mayor and City Clerk to sign.

Administrative or Policy Goal:

City Council Goals (Resolution 2014 – 07; February 4, 2014), Infrastructure & Capital Facilities - Initiate Plan to Construct and Finance a Consolidated Public Works Service Center.

Background:

In 2016 the City purchased the WYOTECH North Campus with plans of repurposing the site for use of a Public Works Service Center. Ascent Construction was hired as the Construction Manager at Risk (CMAR) and Plan One Architects was hired to design the project.

The project went out to bid late in 2019. Bids were received from sub-contractors. The CMAR then failed to produce a contract and bonding so bids were never awarded and the CMAR was terminated in February 2020.

After reviewing the bids, City staff saw a possible opportunity to revise the scope of the project to increase energy savings, allow for better operational functionality and a longer site life. The City asked Plan One Architects to review the feasibility regarding a revised scope and provide a report and conceptual layout with cost estimates.

Items evaluated included the following key topics:

1. Modified renovation to Building A – Utilities - Energy savings measures with divided garage.
2. Modified renovation to Building G – Fleet & Street - Energy savings measures with divided garage.
3. Demolition of existing Building E (Admin)
3. Development and construction of New Administration Building. Smaller overall square footage with better functionality, public meeting spaces and energy saving upgrades to HVAC and lighting.
4. New - Cold Storage large vehicle parking for Solid Waste and vac trucks; included will be a renewable energy (solar array) design on south-facing roof surface.

Based on the information contained in the feasibility report, as well as the understanding that the new proposed facility would provide better functionality for the City of Laramie with greater flexibility, energy savings for lower operating costs and a longer life span, it is City staff and Plan One’s opinion that a revised scope and design be considered as feasible and prudent prior to re-bidding the project.

Legal/Statutory Authority: N/A

BUDGET/FISCAL INFORMATION:

REVENUE

Source	Amount	Type
Fees/Charges for Service		
Grants for Projects		
Loans on Project		
Other	\$902,535.50	300-3310-410-7900 CCPWSC
Total	\$902,535.50	GF Interfund Loan and Enterprise Accounts

EXPENSE

Proposed Project Cost.

Project Budget	Amount	Funds
Project Cost	\$137,562.50	Original Contract
Other	\$368,269.00	Amend 1-3
Other	\$396,704.00	This amend
Total Amount	\$902,535.50	

Amount spent to date (approved and adopted by Council)

Budget	Amount	Funds
Total Budget Allocation	\$20,820,954.00	CCPWSC
Less Amount Spent to Date	\$4,237,391.70	
Remainder of Budget	\$16,583,562.30	

Responsible Staff:

Brooks Webb, Public Works Director

Eric Jaap, City Engineer

Attachments:

Fee Proposal & Amendment AIA G802-2017

MOC Conceptual Layout and Design