



The Village of Friendliness – Since 1870

To: The City of the Village of Douglas City Council

From: Lisa Nocerini, City Manager

RE: Approval an agreement with Carbon Six Construction for Architectural Design Phase 415 Wiley Road

Date: June 17, 2024

At the June 10th, 2024, City Council Workshop, the City Council provided direction to the City Administration to add an agreement with Carbon Six Construction on the upcoming council agenda, to approve an agreement focused on the initial design and planning work related to the build-out at 415 Wiley Road. The proposed budget for this phase of the project is \$129,150.00. Additionally, it was recommended that Carbon Six Construction meet with City staff as a first step, to discuss the project plans.

The 415 Wiley Road property is poised for a significant development initiative aimed at enhancing its functionality and contributing positively to the community, housing the City Hall, Police Department, and DPW office space. To ensure a successful project, it is imperative to commence with the first step which includes comprehensive design and planning work.

Carbon Six Construction has been identified as the preferred contractor for this phase due to their experience in similar projects and their reputation for delivering high-quality design and construction services.

Scope of Work

The engagement of Carbon Six Construction will encompass the following:

- Design Development: Creating detailed architectural and engineering plans for the 415 Wiley Road build-out.
- Project Planning: Developing a comprehensive project timeline and strategy for execution.
- Consultation: Meet with City staff and the Council to review progress, discuss plans, and align on next steps.

Budget and Funding

The proposed budget for this initial phase is \$129,150.00. This amount has been allocated from the City's General Fund for the Fiscal Year 2024/2025. It is planned that these funds will be reimbursed upon securing loan proceeds for the full development project. This strategic approach allows us to expedite the project's preliminary stages while maintaining financial prudence.

Benefits of the Proposal

Timely Project Kickoff: Hiring Carbon Six Construction now enables us to start the design and planning work immediately, keeping the project on schedule.

Expertise and Quality: Carbon Six Construction brings valuable expertise that will ensure high-quality outcomes for the 415 Wiley Road build-out.

Collaborative Planning: Their involvement in regular meetings with City staff and the Council will facilitate clear communication and alignment throughout the project.

Cost Breakdown for this phase of the project:

- Carbon Six Preconstruction (aka architectural design phase): \$8000.00
- Civil Engineering: \$15,000.00
- Structural Engineering: \$10,000.00
- MEP (Mechanical, Electrical, Plumbing Design): \$20,000.00
- Architectural Design: \$70,000.00
- Carbon Six Fee (5% of total): \$6,150.00

Based on the outlined benefits and the strategic importance of advancing the 415 Wiley Road project, it is recommended that the City Council:

Recommended Motion: Approve the agreement for Carbon Six Construction to complete the architectural design phase for 415 Wiley Road.