



CITY COUNCIL ACTION FORM

DEPARTMENT Finance	PRESENTED BY Aimee Tihonovich - Finance Director	DATE July 5, 2023
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ITEM

Consent Agenda - Fire station Design change order

BACKGROUND

The original scope of the design service provided by Neenan Company included geo-exchange HVAC systems. After testing, it was determined that the site is not conducive to a geo-exchange system so design re-work is necessary to switch to hybrid electric/gas systems as discussed at the Council's worksession on June 5.

FISCAL NOTE

The current contract amount with The Neenan Company as approved by Council on May 17, 2022 is \$762,945. This proposed change order is for \$149,370 bringing the total design cost to \$912,315. The Council will have the option of "paying the City back" for this cost with Certificates of Participation (COPs) to be issued later if this ends up best serving the financial needs of the City.

The 2023 budget for the fire station is \$15 million which was the estimated full cost of the fire station. Actual spending will not come close to this amount in 2023 so this change order will not require a budget amendment. The fire station project will be re-budgeted in 2024 with updated, more refined cost estimates.

STAFF RECOMMENDATION

Award a change order for the fire station design contract.

SUGGESTED MOTION

A council person should make a motion to "combine and approve the items on the consent agenda."



The Neenan Company LLLP
 3325 S. Timberline Road, Suite 100
 Fort Collins, CO 80525
 Tel: 970 493- 8747 Fax: 970-493-5869

DESIGN SCOPE CHANGE DETAIL

Project # 3178
 Project Name: Salida and Upper Arkansas FPD
 Project Address: 611 Oak St
 Salida, CO 81201

Mech System Redesign	Date: 6/27/23
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Scope of Work Description: Architectural and engineering hours to redesign the mechanical system at mid-CD level drawing phase. The system changed from a geo-exchange system to a hybrid system with air cooled VRF serving the living and admin areas and gas fired overhead radiant heat in the apparatus bays.

1) System comparison

- Engineering and design coordination from 5/1/23 to the 6/5/23 City Council meeting.
 - System exploration meetings with engineering team
 - Research of system options
 - Collect and compile data
 - City Council presentation

2) Complete Construction Documents with revised mechanical system

- Engineering and design coordination from 6/6/23 to permit submission on 8/14/23 through completion of Construction Documents. Hours to redesign the mechanical system and coordinate associated architectural components.
- Scope includes, but is not limited to:
 - Mechanical system redesign
 - Engineering of additional electrical loads
 - Redesign of mechanical room
 - Structural engineering and coordination for additional roof equipment
 - Redesign of the apparatus bay floor to remove the in-floor radiant heat system
 - Design and coordination of overhead heaters in the apparatus bay.

Description	Final Amt.	Vendor Name
Senior Architect	\$ 7,000	
Project Architect	\$ 24,960	
Job Captain	\$ 15,120	
Drafter	\$ 16,320	
QA/QC Manager	\$ 4,400	
Senior Interior Designer	\$ 6,440	
	\$ -	
Structural Engineering	\$ 16,150	PEC
Mechanical & Plumbing Engineering	\$ 32,780	MTech
Electrical Engineering	\$ 26,200	Wayne's
	\$ -	
	\$ -	
	\$ 149,370	

Notes: