

TO: City Council  
FROM: Don Carney, Capital Projects Manager  
DATE: April 19, 2022  
SUBJECT: Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation

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1) Recommended Action:

Staff recommends the City Council approve and make a motion authorizing the Mayor to sign the Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation with Cardinal Architecture P.C., increasing the not-to-exceed amount to \$323,315.00 for the term ending December 31, 2023. The Fourth Amendment was recommended for approval by the Public Works Committee at their April 7, 2022, meeting.

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2) Background:

The City, through Cardinal Architecture P.C., previously completed the Historic Brewery Tower Protection & Renovation Report. The report included a phased strategy and project design for maintaining, preserving, and renovating the City's historic brewery tower.

The City then solicited Statements of Qualifications for architectural services for the design of the next phase of the project to complete limited renovations. Cardinal Architecture P.C. was selected for the design work that ultimately culminated in completion of the Historic Brewery Tower Renovation Phase I – Roof and Masonry construction project. The construction project included removal of a temporary roof over the fourth and fifth floors, new roof gutters and temporary downspouts, damaged and missing brick replacement, and masonry repairs. The service provider agreement was amended to extend the term for Phase I design services.

In 2020, the service provider agreement was amended again to include scope and fee for the Historic Brewery Tower Renovation Phase II Seismic Improvements project. This second amendment increased the not-to-exceed agreement amount to \$312,290 and extended the term of the agreement again. Phase II design services includes schematic design, structural engineering, probable construction costs, construction drawings, and project bid documents. In 2021, a third amendment to the service provider agreement extended the term of services to December 31, 2023. There was no change in the fee amount for this third amendment.

The Fourth Amendment to the Service Provider Agreement is for a fee increase to the Historic Brewery Tower Renovation Phase II Seismic Improvements. The fee increase is due to an hourly rate increase, as well as changes to the updated International Building Code requirements for seismic analysis has increased staff time to complete the analysis.

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3) Policy Support:

City of Tumwater Strategic Priorities and Goals 2021-2026 has identified the following goals to prioritize development/re-development:

A. Pursue Targeted Community Development Opportunities:

Through the on-going renovation projects the City hopes to spur a healthier public/private partnership in rehabilitation of the Historic Old Brewery Tower, include space in the Brew-tower that may be used by the community and serve as a catalyst for the City's vision for redevelopment of the brewery properties.

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4) Alternatives:

- ☐ Recommend approval of the amendment as is.
  - ☐ Request changes to the scope of work.
  - ☐ Recommend against approval of the amendment.
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5) Fiscal Notes:

Funding for the architectural and engineering services to be completed under this Amendment is from the General Government CFP. The City was awarded a \$512,723 Heritage Capital Grant for Phase 2 construction. This design work is essential to developing a good cost estimate for Phase 2 construction. When that estimate is complete, staff will review the estimate and fundraising options with Council to determine whether to proceed with Phase 2 construction.

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6) Attachments:

- A. Fourth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation.