

TO: City Council
FROM: Bill Lindauer, Engineering Services Manager
DATE: June 6, 2023
SUBJECT: Service Provider Agreement with TCF Architecture, PLLC, for the City Operations and Maintenance Facility Design

1) Recommended Action:

Staff recommends the City Council approve and authorize the Mayor to sign the Service Provider Agreement with TCF Architecture, PLLC, for the City Operations and Maintenance Facility Design. The Agreement was discussed with the Public Works Committee at their April 20, 2023 meeting.

2) Background:

In 2014, the City acquired property at 79th Avenue and Trails End Drive (former Trails End Arena) for the purpose of locating a future Public Works Operations and Maintenance Facility. In 2016, the City entered into a Service Provider Agreement with TCF Architecture for development of a Master Plan for the site and the pre-design work necessary to determine space needs, a preferred site alternative including identification of potential park opportunities, conceptual building designs, project estimates, and community engagement.

The master plan, pre-design, and community engagement work has been completed, and most of the buildings on the site have been demolished. A habitat conservation plan for the project has been prepared and is being reviewed by United States Fish and Wildlife Service, and mitigation for habitat impacts has been established and paid for. The next steps are to begin formal design of the facilities.

A continuing relationship with TCF Architecture to design the facilities will provide continuity in concepts and design. The design fee is estimated at \$2,450,000 and will include full plans, specifications, and cost estimate. A construction timeline has not been determined.

3) Policy Support:

Build a Community Recognized for Quality, Compassion and Humanity

- Provide high quality municipal facilities and parks

Refine and Sustain a Great Organization.

- Develop and implement strategy for construction of a new public works operations and maintenance facility.
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4) Alternatives:

☐ N/A

5) Fiscal Notes:

This project and the funding necessary to complete this work is included in the 2022-2027 CFP. Design fees are \$2,450,000, and the total estimated year 2025 project cost (design fees and construction) is \$32,176,000. Facility design and construction costs are split 33% General Governmental, 33% Water, 17% Sewer, and 17% Storm CFPs. When actual construction bids are received, fund cost and source share will be reconciled.

6) Attachments:

A. Service Provider Agreement