

TO: City Council
FROM: Don Carney, Capitol Projects Manager
DATE: January 16, 2024
SUBJECT: Service Provider Agreement with Cardinal Architecture P.C. for Historic Brewery Tower Renovation, Amendment No. 5

1) Recommended Action:

Staff recommends the City Council approve and authorize the Mayor to sign the Fifth Amendment to Service Provider Agreement for Historic Brewery Tower Renovation with Cardinal Architecture P.C., for a total compensation not to exceed \$323,315. The Amendment was recommended for approval by the Public Works Committee at their December 7, 2023, meeting.

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. The 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. A Third Amendment extended the term of services to December 31, 2023. The Fourth Amendment increased the not-to-exceed agreement amount to \$323,315, added additional scope to update the previous seismic retrofit design to current 2018 International Building Code, and increased the consultant fees.

The Fifth Amendment to the Service Provider Agreement extends the term of services only to December 31, 2024.

3) Policy Support:

City of Tumwater Strategic Priorities and Goals 2023-2024:

A. Build a Community Recognized for Quality, Compassion and Humanity.

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.

6) Attachments:

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