

Memorandum

To: Honorable Mayor Shetter and members of the Burleson City Council

From: Peter Krause, Director of Parks and Recreation

Date: January 5, 2009

Subject: Consideration of an Amendment to the AIA Professional Services Agreement with GSBS for re-design of the Bartlett Park Recreation Center resulting from value engineering and authorize the City Manager to execute the agreement.

Council Action Requested:

Approve an Amendment to the AIA Professional Services Contract with GSBS for re-design of the Bartlett Park Recreation Center resulting from value engineering of the center, and authorize the City Manager to execute the agreement.

Background Information:

As Council will recall, the Guaranteed Maximum Price (GMP) for the construction of the Bartlett Park Recreation Center was awarded to Hill-Wilkinson, the Construction Manager at Risk, in the amount of \$17,441,112. This GMP resulted from a rigorous value engineering process that had reduced the original construction estimate of the center from \$18,928,900. In order to achieve this dramatic reduction in construction cost, a substantial amount of redesign of the center was required, resulting in an amendment to GSBS's, the project architect, Professional Services Agreement in the amount of \$26,000. This increase was accounted for in the overall project budget that was presented to Council at the November 6, 2008 meeting and does not require any additional funding.

Board/Citizen Input:

The project was approved by the Park and Recreation Board at their October 29, 2008 meeting.

Financial Considerations:

No additional funding is required for the approval of this item.

Attachments:

- (1) Burleson Recreation Center Project Cost Analysis
- (2) AIA amendment to GSBS Professional Services Contract.

Staff Contact:

Peter Krause, Director of Parks and Recreation Center

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Burleson Recreation Center

Date: 10/22/2008

Project Cost Analysis

Task	By	Expense	Funds
Total Project Funds	City of Burleson		\$ 19,526,187.00
Site Survey Platting & Drainage Study	Dunaway	\$ 48,094.32	
Geotech Survey	Alpha Testing	\$ 5,700.00	
A&E Services	GSBS 7.90%	\$ 1,377,847.89	
A&E Reimbursable Expenses	GSBS	\$ 19,867.50	
Current Construction Bid	7/29/2008 Hill & Wilkinson	\$ 17,441,863.00	
CMR Fees	Hill & Wilkinson 3.25%	\$ 566,860.55	
Value Engineering	Project Team	(\$876,000.00)	
	Sub Total	\$ 17,132,723.55	
Current Construction Contingency	9/17/2008 1.80%	\$ 308,389.02	
Construction Amount	Hill & Wilkinson	\$ 17,441,112.57	
VE A&E Services	GSBS	\$ 26,000.00	* Estimated Fees
FF&E Budget	City of Burleson	\$ 580,000.00	
Materials Testing	TBD	\$ 40,000.00	
Impact Fees (City of Fort Worth)	City of Burleson	\$ -	
Building Permit Fee	City of Burleson	\$ -	
Plan Review Fee	City of Burleson	\$ -	
	TOTAL	\$ 19,518,622.28	\$ 19,526,187.00

Funding Surplus	\$7,564.72
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 **AIA** Document G802™ – 2007

Amendment to the Professional Services Agreement

Amendment Number: 001

TO: City of Burleson
(Owner or Owner's Representative)

In accordance with the Agreement dated: January 11, 2008

BETWEEN the Owner:
(Name and address)
City of Burleson
141 West Renfro
Burleson, Texas 76028

and the Architect:
(Name and address)
GSBS
7291 Glenview Drive
Fort Worth, Texas 76180

for the Project:
(Name and address)
City of Burleson Recreation Center
500 Summercrest Blvd
Burleson, Texas

Authorization is requested
 to proceed with Additional Services.
 to incur additional Reimbursable Expenses.

As Follows:
GSBS architects shall provide architectural and engineering services (including consultant services) to modify existing Construction Documents to meet the requirements of the Value Engineering items identified by Hill & Wilkinson, Ltd (as contained on attached Value Engineering document as last updated on 10/21/08) and approved by Burleson City Council on November 6, 2008. This agreement is complimentary to the originally executed Owner/Architect document dated 1/11/07. Contract Administration shall be administered under the original terms of the original contract.


Deliverables shall include electronic copies of modified contract documents delivered to Owner's Construction Manager. Printing and delivery is not a part of this contract and shall be governed by the original 1/11/07 agreement.

The following adjustments shall be made to compensation and time.
(Insert provisions in accordance with the Agreement, or as otherwise agreed by the parties.)

Compensation:
Lump Sum amount of \$26,000.00 billed monthly.

Time:
As mutually agreed

SUBMITTED BY:



(Signature)

Thomas E. Batenhorst

(Printed name and title)

(Date)

12.1.08

AGREED TO:

(Signature)

(Printed name and title)

(Date)