



Legislation Text

File #: 18-840, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of RFQ 18-027, Architectural & Engineering Services, to Kluber Inc. and Legat Architects as approved vendors for future projects for an amount not to exceed \$221,000 and for a two-year term

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Department of Public Works (DPW) is responsible for maintaining the operation and appearance of 56 City-owned facilities including the Municipal Center, Police Station, Public Works Service Center, Electric Service Center, 10 fire stations, 16 electrical substations, 2 commuter rail train stations and 4 parking decks. The City uses the services of a multi-disciplinary architectural and engineering (A&E) firm with expertise in general building, concrete, masonry, aggregate, steel, paving, mechanical, electrical, and specialty construction. The A&E consultant is responsible for the development, design, owner representation, bidding assistance, and project management of small to mid-sized planned and ad hoc projects for the City.

In August 2018, DPW issued RFQ 18-027 seeking vendors to provide architectural and engineering services. The goal of the procurement was to partner with one or more vendors to provide a full range of services, including but not limited to architectural, civil, structural, mechanical and electrical engineering services to provide a safe, clean and productive work environment for city employees and the visiting public.

DISCUSSION:

| | | | |
|---------------------|------------|----------------|-----|
| Advertisement Date: | 08/23/2018 | Notices Sent: | 192 |
| Opening Date: | 08/30/2018 | Planholders: | 38 |
| | | Bids Received: | 8 |

Proposals were received from the following firms:

Brush Architects LLC
Bailey Edward Design
CCJM Engineers Ltd.
Farnsworth Group Inc.

Healy, Bender & Associates, Inc.
Kluber, Inc.
Legat Architects
Studio GC Architects & Interiors

A selection committee consisting of City staff from DPW and the TED Business Group reviewed the proposals. Proposals were scored based on the following criteria:

- Capability and Qualifications of the Firm (40%)
- Suitability and Quality of the Approach/Methodology (30%)
- Schedules, Deliverable and Availability (15%)
- Outcomes to be achieved (15%)

After review and scoring of the proposals, the selection committee invited the top four firms to attend interviews to confirm their experience and qualifications, including: Farnsworth, Healy, Bender & Associates, Kluber, Inc., and Lagat Architects.

Following the interviews, the consultant scores were finalized. The two firms with the highest qualification scores, Kluber, Inc. and Legat Architects, have been selected as shortlisted vendors for future A&E projects.

| Vendor | Qualification Score |
|----------------------------------|---------------------|
| Farnsworth Group Inc. | 74.1 |
| Healy, Bender & Associates, Inc. | 65.5 |
| Kluber, Inc. | 89.6 |
| Legat Architects | 83.1 |

In the coming year, A&E services will be required for CIP projects including the Municipal Center Front Plaza (MB136), Downtown Parking Deck Maintenance (MB160), Train Station Platform, Walkway and Stairwell Repair Program (MB180) and ADA Transition Plan Improvements (MB204). Both Kluber, Inc. and Legat Architects have extensive municipal experience and are well skilled in these project areas. Each firm will have the opportunity to provide a proposal for upcoming work to ensure competitive pricing.

The term of this contract is two years from the date of award, with four one-year options to extend the contract.

FISCAL IMPACT:

CIP #: MB136, MB160, MB180, MB204

Architecture and engineering services are expensed to the other professional service, building improvements, and architecture and engineering service accounts listed below. The totals provided reflect the 2019 proposed budget, as the contract will occur primarily during that period. A total of \$161,000 is needed for year one of the contract and \$60,000 is estimated to be needed for year two of the contract. This includes \$20,000 for general facility projects. The work is related to several CIP projects including, MB136, Municipal Center Plaza and Parking Deck Repairs; MB160, Parking Deck Maintenance; MB180, Train Station Platform, Walkway and Stairwell Repair Program; and MB204, ADA Transition Plan Improvements. A total of \$341,000 has been budgeted in the accounts below for these projects in 2019 and expenses will be allocated to specific projects as incurred. The requested

award of \$221,000 is within the budgeted amount for this expense.

| Account Number | Fund Description | Total Budget Amount |
|-----------------------|-------------------------|----------------------------|
| 31341100-531309 | General Fund | \$20,000 |
| 31341200-551500 | Commuter Parking Fund | \$65,000 |
| 31342200-531301 | Capital Projects Fund | \$45,000 |
| 31342300-531301 | Bond Fund | \$81,000 |
| 31252200-551500 | Capital Projects Fund | \$150,000 |