



Eagle Pointe Recreation Center Essenza Architecture Contract Amendment

May 7, 2018



Purpose

- Provide background information on design evolution of the Eagle Pointe addition and renovation project
- Review the proposed contract amendment for Essenza Architecture





Eagle Pointe Design Contract

- Design services for the Eagle Pointe addition and renovation project were competitively bid in January 2017
- Award to Essenza Architecture approved by City Council February 6, 2017





Eagle Pointe Scope Development

- At the time of award, the total project budget was \$10 million
- Scope included the key items identified through the QCI 2K bond initiative and recommended improvements from the 2016 facility condition assessment

Facility Condition Assessment Recommendations

Roof Replacement
Water Softener
HVAC Upgrades
Plumbing Upgrades
Electrical/Lighting Upgrades

Base Recreation Center Renovation Scope

Therapy Pool
Aerobics / Dance Studio
Renovate Facility Admin Space including conference Room
Lobby and Control desk renovations
Locker Rooms:
 Renovate Men's and Women's Locker Rooms
 Add Three family locker room cabanas
Update Signage and Entryways
Demolition, Site Prep and landscape restoration



Eagle Pointe Scope Development

- The Construction GMP Contract was finalized in February 2018, with a total project of budget of \$17,380,069 and increased project scope to achieve the majority of the stretch goals and other added items including:
 - Three additional family changing rooms (total of six)
 - Renovations to existing restrooms near gymnasium
 - Changing of restrooms near multipurpose rooms and senior center to family/assisted restrooms
 - New steam room, lifeguard room and added square footage in therapy pool area
 - Facility re-cabling and IT/AV upgrades
 - Additional HVAC modifications and existing pool boiler replacement
 - Potential running track removal and replacement and existing pool deck resurfacing and drainage improvements (pending grant award)





Eagle Pointe Scope Development

Additional Enhancements	
Upstairs HIT and Yoga Wellness Studio	✓
Three Additional Family Locker Rooms	✓
Renovations to existing restrooms	✓
Steam Room	✓
Facility re-cabling and IT/AV upgrades	✓
Stretch Goals	
Parking Lot Improvements (increased spaces and drop offs)	✓
Technology Improvements Including Tech Lab	✓
Improved flow and spectator space	✓
Kitchen Upgrades	
Facility Condition Assessment Recommendations	
Roof Replacement (*with full deck replacement)	✓
Water Softener	✓
HVAC Upgrades	✓
Plumbing Upgrades	✓
Electrical/Lighting Upgrades	✓
Base Recreation Center Renovation Scope	
Therapy Pool	✓
Aerobics / Dance Studio	✓
Renovate Facility Admin Space including conference Room	✓
Lobby and Control desk renovations	✓
Locker Rooms:	
Renovate Men's and Women's Locker Rooms	✓
Add Three family locker room cabanas	✓
Update Signage and Entryways	✓
Demolition, Site Prep and landscape restoration	✓



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Additional Design Services

- Other factors affecting design services for the project
 - An advance foundation design package was determined to be necessary to achieve an end of 2018 construction completion
 - Selected interior and exterior public art will need electrical and structural design support
 - Timely design support and decisions during the construction phase will be critical to the tight construction schedule





Design Contract Amendment

- Additional services request submitted by Essenza Architecture and negotiated by the Project Management Team
- Based upon actual scope changes and needed design support, the following amendment is proposed:



Original Contract Value	\$	519,650
Proposed Amendment	\$	311,980
Total	\$	831,630



Eagle Pointe Project Budget

- A design contract amendment was anticipated at time of GMP
- The proposed amendment can be funded within the current project budget

Category	Approved GMP Budget	Budget Action	Forecast Budget
Project Contingency	\$ 164,591	reduced project contingency by \$11,500 ↓	\$ 153,091
Project Management	\$ 313,729		\$ 313,729
Construction Management	\$ 250,000		\$ 250,000
Design	\$ 855,000	increased design budget by \$11,500 ↑	\$ 866,500
Design Contingency	\$ -		\$ -
Construction	\$ 13,247,930		\$ 13,247,930
Construction Contingency	\$ 1,000,000		\$ 1,000,000
FFE	\$ 500,000		\$ 500,000
Permit fees, tap fees, etc.	\$ 450,000		\$ 450,000
Technology	\$ 200,000		\$ 200,000
Xcel Energy	\$ 60,000		\$ 60,000
ERU Water Costs	\$ 141,340		\$ 141,340
Materials Testing & Commissioning	\$ 65,000		\$ 65,000
Public Art	\$ 132,479		\$ 132,479
Total Project Budget	\$ 17,380,069	Total project budget remains the same	\$ 17,380,069



Recommendation

- Based on project scope changes and required design support, it is recommended to award Essenza Architecture a contract amendment in the amount of \$311,980

