

RESOLUTION 2012-01

A RESOLUTION OF THE GARIBALDI CITY COUNCIL ACTING AS LOCAL CONTRACT REVIEW BOARD ADOPTING FINDINGS AND AUTHORIZING THE CITY MANAGER AND THE MAYOR TO CONTRACT WITH ZBINDEN - CARTER - SOUDERS ENGINEERING, INC., FOR ENGINEERING SERVICES NECESSARY TO CONSTRUCT AND MANAGE SEISMIC REHABILITATION OF CITY HALL – FIRE DEPARTMENT

WHEREAS, the City of Garibaldi has received a grant from the State of Oregon Department of Emergency Management for structurally reinforcing the Fire Department portion of the City Hall building against earthquake damage; and

WHEREAS, the complexity of the project and certain unpredictable structural conditions indicate a high potential for changes in the scope of the project once construction has actually begun; and

WHEREAS, the technical complexity of the project requires the coordination of multiple engineering and construction disciplines; and

WHEREAS, the cooperation among the architect/engineer, building contractor and the city is important to the project's delivery on time and within budget; and,

WHEREAS, the city reasonably expects both substantial savings in construction cost and flexibility in construction scope that ensures the highest and best use of available funds; and,

WHEREAS, the City has issued a Request for Qualifications (RFQ) in conformance with the provisions of GMC § 3.10.030 for engineering services using the Construction Management / General Contractor ; and,

WHEREAS, a scoring committee formed by the City Manager has independently reviewed and scored all of the proposals submitted based on the criteria of the RFQ issued by the City; and,

WHEREAS, this scoring committee has determined that Zbinden-Carter-Souders Engineering, Inc. (ZCS Engineering), offers the best combination of value, experience and overall qualification relevant to the City's needs; and,

WHEREAS, the Garibaldi City Council acting as the Local Contract Review Board accepts this scoring committee's recommendation to contract with ZCS Engineering for engineering services necessary to construct and manage the seismic rehabilitation of the Garibaldi City Hall / Fire Department Building,

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF GARIBALDI RESOLVES AS FOLLOWS:

Section 1. The Council finds the recitals to this Resolution are relevant facts and incorporated herein as findings for this Resolution.

Section 2. The Council hereby selects ZCS Engineering as the engineer of record for the Garibaldi City Hall / Fire Department Rehabilitation Project, and directs the City Manager to develop an agreement with ZCS Engineering for the purpose of engineering and managing this project for the City of Garibaldi.

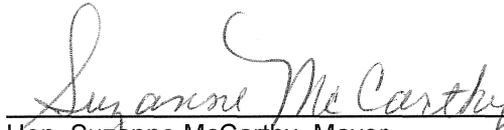
Section 3. The document titled "Seismic Rehabilitation Grant: Structural Engineering Services Proposal", as submitted to the City of Garibaldi by ZCS Engineering is hereby incorporated into this resolution as Exhibit A, and defines the scope of services agreed upon between the City of Garibaldi and ZCS Engineering.

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Section 4. The Mayor and City Manager are authorized to enter into an agreement/contract with ZCS Engineering upon approval by the City Attorney.

Section 4. This resolution is effective as of the date of its adoption by the City Council.

PASSED BY THE COMMON COUNCIL AND APPROVED BY THE MAYOR, this 17th day of January 2012.



Hon. Suzanne McCarthy, Mayor

ATTEST:



John O'Leary, City Manager

January 9th, 2012



EXHIBIT 'A' OF A RESOLUTION BY THE GARIBALDI CITY COUNCIL ACTING AS LOCAL CONTRACT REVIEW BOARD ADOPTING FINDINGS AND AUTHORIZING THE CITY MANAGER AND THE MAYOR TO CONTRACT WITH ZBINDEN - CARTER - SOUDERS ENGINEERING, INC., FOR ENGINEERING SERVICES NECESSARY TO CONSTRUCT AND MANAGE SEISMIC REHABILITATION OF CITY HALL – FIRE DEPARTMENT

Reference: Garibaldi Fire Station

Subject: Seismic Rehabilitation Grant: Structural Engineering Services
Proposal

Mr. O'Leary;

For your consideration we have prepared the following proposal for engineering services for the seismic rehabilitation of the above referenced facility. It is our understanding that the proposed scope of work is to provide consulting services for the seismic rehabilitation of the facility under the guidelines of the Seismic Rehabilitation Grant Program (SRGP) as awarded by Oregon Emergency Management. The scope of work will also include services incidental to the structural upgrades including but not limited to architectural, mechanical, electrical and plumbing.

Scope of Service

Architectural Design

The work associated with this task includes all architectural design incidental to the structural retrofit package. Many architectural systems will be impacted as a result of the selective demolition, structural system strengthening and restoration efforts. Our team architect will provide construction level documents for all finish packages, envelope systems and all other items associated with the functionality, efficient maintenance and safe operation of the station that will be impacted by the retrofit.

Mechanical / Electrical / Plumbing Improvements

ZCS Engineering, Inc., with the assistance of our MEP sub consultant, will develop design-build specifications as required to address all MEP system impacts resulting from the retrofit.

Structural Rehabilitation

The work associated with this task includes the finalization of the preliminary structural rehabilitation plans prepared by ZCS Engineering for the Seismic Rehabilitation Grant Program. The rehabilitation work will be designed based on the 2010 Oregon Structural Specialty Code (OSSC) and the American Society of Civil Engineer's rehabilitation document ASCE 41-06: Seismic Rehabilitation of Existing Buildings. Once final construction has been completed under the rehabilitation plan, the building will meet the performance level "Immediate Occupancy" as identified in ASCE 41-06. The following tasks outline the services to be included in this task.

Structural Investigation Services

The services in this task include the necessary investigations required to determine the existing structural framing of the building. These services are required to accurately determine rehabilitation items to follow in additional tasks.

- Perform site observations and destructive investigation as required to confirm the structural systems
- Collate field findings in preliminary drawings to assist in the determination of the existing buildings structural condition
- Develop as-built drawings and identify all areas of structural concern

Geotechnical Investigation Services

ZCS Engineering will administer the necessary geotechnical investigation as required for the development of design recommendations for any foundation retrofit that may be required for the project. ZCS will assist the Fire Department in locating a qualified geotechnical consultant for this task.

Destructive Investigation and Testing Services

ZCS Engineering will administer the necessary material testing required during the design phase of the rehabilitation project. The services in this task will include the necessary destructive testing and sampling of select structural materials throughout the building. The results of these tests will aid in the development of the rehabilitation program. ZCS will be calling on JLT Construction for assistance with this task.

Structural Rehabilitation Construction Documents

The services in this task include a complete structural rehabilitation document package for the bidding and construction of the above referenced improvements.

- Identify existing building structural element deficiencies to determine required rehabilitation measures
- Meet with the Owner to discuss potential rehabilitation solutions and findings
- Develop structural rehabilitation documents (plans and specifications) for bidding, permitting and construction

The above services will include structural calculations stamped by a registered structural engineer, and structural drawings including framing plans, foundation plan, and necessary structural details and specifications for construction and bidding. Designs will be submitted at the 50%, 75% and 90% completion stages for the review and approval by the District.

CM/GC Selection and Construction Administration

Between the 50% and 75% design stages, ZCS Engineering will assist the District in the advertisement and selection process for the project CM/GC. Once the CM/GC is on board, ZCS Engineering will collaborate with the CM/GC to advance the design package to completion. The CM/GC will provide support in the areas of constructability, construction cost and scheduling during the remainder of the design phase and will then execute the retrofit package. ZCS Engineering will perform the necessary services required to administer the construction phase of the project for the District.

Fee Summary

The above tasks have been determined to be required for the proper development administration of construction documents for the project. The following cost breakdown outlines the design and engineering fees associated with each task.

Architectural Support	\$4,005.00
MEP Design Build Specifications	\$2,500.00
Structural Investigation	\$5,995.00
Structural Design Package	\$15,000.00
Destructive Invest. & Testing Services	\$7,480.00
Construction Admin / Management	\$20,800.00

Total Estimate: \$55,780.00

We have approached the development of the above fee structure from both a percentage of construction cost standpoint as well as an actual level of effort estimate based on the described tasks. Both approaches resulted in a fee range that exceeds the dollar amounts allocated to engineering and construction management described in the grant. However, our fee estimates for retrofits are typically conservative based on the high probability of unforeseen conditions that often arise during design and construction. This particular project appears to be more straightforward than most, therefore, we are comfortable with lowering our estimate to the grant amount. Furthermore, we will still qualify our fees for each task as not-to-exceed and will work on a time and materials basis. It is still likely that we may complete some of the items for less than our estimate if things go smoothly. When this occurs the Department can move the savings back into the improvement of the facility.

If the above proposal is acceptable, we will forward our standard agreement for your review and signature.

Please call if you have any questions or concerns, or if you believe we have misinterpreted the scope of work in any way. We are very much hoping to get a chance to work for you and your community.

Thank you for the opportunity to provide this proposal.

Sincerely,



Russell C. Carter, PE, SE
President