



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Agenda Item

File ID: 2023-1205

Substitute

11/8/2023

Purchasing Type: Change Order (CO)

Public Hearing: YES NO

Department: Purchasing & Contracting

AGENDA ITEM:

Commission District(s): All

CO - Change Order No. 1 to Contract No. 1272821 On Call Architect and Engineering and Design Services for Facilities Management (Multiyear Contract): for use by Department of Facilities Management (FM), Department of Watershed Management (DWM), and Fire Rescue (FR). This contract consists of providing on call architect and engineering design services for a variety of planning, design, and construction projects. This request seeks to increase contract funds to allow for a SPLOST Police evidence storage building project using new and reallocated funds. Awarded to Wood Environment & Infrastructure Solutions, Inc. dba WSP USA Environment & Infrastructure. Amount Not To Exceed: \$677,970.00.

Information Contact: Michelle Butler, Procurement Manager

Phone Number: (404) 687-3581

PURPOSE:

Awarded by the BOC on January 25, 2022, to five (5) vendors for a total amount not to exceed \$5,299,736.80. This request seeks to increase contract funds to allow for a SPLOST Police evidence storage building project.

RECOMMENDATION:

Recommend approval of Change Order No. 1 with:

Wood Environment & Infrastructure Solutions, Inc. dba WSP USA Environment & Infrastructure, 1075 Big Shanty Road, Suite 100, Kennesaw, GA 30144

Amount Not To Exceed: \$677,970.00

and authorize the Chief Executive Officer to execute the change order and all associated documents.

ADDITIONAL INFORMATION:

1. LSBE Participation: 26%
2. Contract Effective Date: January 25, 2022
3. Contract Expiration Date: December 31, 2026
4. Amount Spent To Date: \$149,982.00
5. Funding: SPLOST (FM)

November 1, 2023

New Police Evidence Storage Facility – Architect and Engineer’s Fee Outline for Purchase Order:

A. Fee Calculation:

Project Scope is for the new construction of a 25,000 SF pre-engineered building (PEMB) with a projected cost of \$9,652,000.00 for DeKalb County’s New Police Evidence Storage Building.

Conceptual Construction Cost Estimates:

- CPE / SD Estimate: \$10,300,000.00
- Aguirre / SD Estimate: \$9,473,750.00
- CPE / DD Estimate: No cost was provided, DeKalb County requested update to include estimate, never received requested cost for new 25,000 SF PEMB
- Aquirre / DD Estimate: \$9,181,250.00

Average Construction Cost for Fee:

- \$9,651,666.67 ~ **\$9,652,000.00**

A&E Fee per Compensation Schedule Appendix 1 – Section A: New Construction:

- $\$390,000.00 + 4.75\% \text{ of } (\$9,652,000 - \$7,000,000) = \$390,000.00 + \$125,970 = \mathbf{\$515,970.00}$

✓ **A&E Fee for Services: \$515,970.00**

1. Schematic Design – 15% of fee
2. Design Development – 30% of fee
3. Construction Documents – 35% of fee
4. Bidding / Contractor Selection – 5% of fee
5. Construction Contract Administration – 15% of fee
 - ❖ Permitting
 - ❖ Construction Administration
 - ❖ Project Closeout

- FFE Procurement: **\$35,000.00**

Owner’s Contingency:

- A&E Total Fee @ 15% = **\$83,000.00**
- ✓ $(\$515,970.00 + \$35,000.00) = \$550,970.00 \times .15 = \$82,645.5 \sim \mathbf{\$83,000}$

B. Estimated Construction Costs:

Phase II – Following determination that renovation was no longer possible a new PEMB will be constructed on the same site, now that a Stream Buffer Variance has been approved by DeKalb County Department of Planning & Development.

Complete Demolition: SoCo Quote **\$493,570.00**

Construction: \$9.7 Million (\$9,652,000.00 / Average of 3 estimates provided for a new PEMB)

Includes Furniture Budget:

FF&E: **\$750,000.00** – Evidence Storage

FF&E: **\$250,000.00** – Furniture & Equipment

Includes LV / AV / Security: **\$750,000.00**

Move Management: **\$500,000.00**

Construction Contingency: **\$500,000.00**

Total: \$11,837,018.00 ~ **\$11.8 Million**

TOTAL ESTIMATED COST for NEW BUILDING = \$11.8 Million

C. Schedule:

- **Estimated Project Timeline:**

1. SPLOST / DC: Execute New Contract
2. Purchasing: Issue new Purchase Order (PO)
3. Mobilization: Two (2) - weeks following PO and Notice to Proceed (NTP)
4. Schematic Design: Six (6) - weeks
5. Estimates: Two (2) - weeks
6. Review: Two (2) - weeks
7. Design Development: Eight (8) - weeks
8. Estimates: Two (2) - weeks
9. Review: Two (2) - weeks
10. Construction Documents: Sixteen (16) - weeks
11. Estimates: Two (2) - weeks
12. Review: Two (2) - weeks
13. Architect Address Comments: Two (2) - weeks
14. Bidding / Contractor Selection: Two (2) – Six (6) - months
15. Permitting: Four (4) – Six (6) - weeks

16. Total Project Design Duration: Seventy-Six (76) - weeks

17. Construction Timeline: Eighteen (18) - Twenty-Four (24) - months from issuance of Construction NTP; contingent on steel availability

Reference attached detailed schedule from Architect: TO BE PROVIDED FOLLOWING ISSUANCE OF P.O.

D. Expenses:

Printing costs and travel costs are in addition to this fee proposal and are reimbursable costs. Reimbursable expenses to be at cost with no markup.

Estimate of Reimbursable Costs: **\$10,000.00**

E. Demolition and LDP:

The demolition portion of this project has been added to the scope of work to be completed by WSP. The cost for this work has been estimated to be: **\$34,000.00**

F. Total Purchase Order Amount: \$677,970.00

- \$515,970.00 / A&E Fee
- \$35,000.00 / FFE Procurement
- \$83,000.00 / Owner's Design Contingency
- \$10,000.00 / Reimbursable Expenses
- \$34,000.00 / Demolition and LDP

**DeKalb County
Department of Purchasing and Contracting
Change Order Request Form**

User Department: Facilities Management	From: Purchasing & Contracting Department
RFP No.: 21-500570	Title: On Call Architect and Engineering Design Services for Facilities Management
Effective Date: May 25, 2022	Expiration Date: December 31, 2026
Contract APPROVED Amount: \$1,033,280.36 Number of Renewals to Date: 0	

Contractor(s)	Contract No.	Agrees to Extend
Wood Environment & Infrastructure Solutions, Inc. dba WSP USA Environment & Infrastructure	1272821	N/A

User Department Recommendation:

Funding for Change Order: \$677,970.00

Funding: General Enterprise SPLOST x 3 Digit Fund Code
 CIP Line Item No. (if applicable):

Justification: Facilities Management is requesting \$677,970.00 be added to the above contract for SPLOST project – New Evidence Storage Building.

SPLOST Program Management Coordinator: *Ernest Plangh*

SPLOST Approved Funding Amount: \$ 677,970.00

SPLOST Funding Line Item: 104785-80652-541301-7-602005

SPLOST Allocation Agenda Item/Date: 11-13-2023

Clyde Small Nov. 9, 2023
 Department Director Signature Date

For Use by Purchasing and Contracting: Approve Deny

Additional Comments:

DeLois Robinson 11/13/23
Digitally signed by DeLois Robinson
Date: 2023.11.13 12:52:54 -05'00' Date

Purchasing and Contracting Signature