

RESOLUTION 18-218

A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE OWNER/ARCHITECT ADDITIONAL SERVICES FOR THE LIBRARY PROJECT AT NORTHFIELD

WHEREAS, the Board of Mayor of Mayor and Alderman approved as part of the FY17-18 Capital Improvement Plan for the City of Spring Hill the funding for professional design services to prepare plans and related bid documentation for the public library expansion project; and

WHEREAS, the City of Spring Hill purchased the Northfield building with a long-term vision to develop a centralized municipal services center that included a municipal library; and

WHEREAS, the Board of Mayor and Aldermen approved Resolution 18-58 authorizing the Mayor to execute an AIA Agreement with HBM Architects to provide professional design services for the library expansion project in the amount of \$582,250, plus reimbursable expenses of \$20,000; and

WHEREAS, Resolution 18-58 also provided for the establishment of a Design and Estimating Contingency budget based upon four percent (4%) of the estimated preliminary construction cost estimate in the amount of \$210,000 for the project to be utilized on an as-needed basis to address unforeseen design and estimating issues and considerations that may arise during the design and bidding phases; and

WHEREAS, as the design process has progressed to the Design Development Phase of the design process certain design and code compliance considerations related to the building fire alarm system and A/V assessments and design for the Large Meeting Room and Theater that need to be addressed as the design process progresses to the completion of Construction Plans; and

WHEREAS, HBM Architects in response to the above described design and code compliance considerations has prepared for consideration and approval by the City three (3) separate Additional Services referenced and attached hereto as O/A #001rev1 pertaining to the building fire alarm system in the amount of \$6,500, O/A #002rev1 pertaining to Theater A/V system in the amount of \$9,400, and O/A #003rev1 pertaining to Main Meeting Room A/V in the amount of \$6,500 for a total expenditure of \$22,400. The cost estimates for each are lump sum fee and are inclusive of reimbursable expenses.

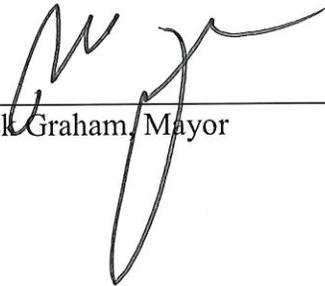
NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Alderman authorizes the following:

1. The Mayor of the City of Spring Hill, TN to execute the following Additional Services with HBM Architects and their subconsultants:

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| a. O/A #001rev1 | Building Fire Alarm System | \$6,500.00 |
| b. O/A #002rev1 | Theater A/V System | \$9,400.00 |
| c. O/A #003rev1 | Main Meeting Room A/V System | \$6,500.00 |

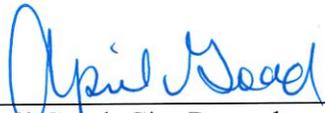
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| TOTAL | | \$22,400.00 |
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Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill Tennessee on this 19th day of November, 2018.



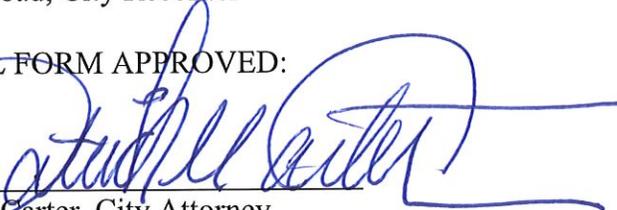
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

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| <p>OWNER: City of Spring Hill 199 Town Center Parkway Spring Hill, TN 37174</p> <p>Rick Graham, Mayor</p> | <p>HBM Architects, LLC Principal: Peter J. Bolek, A.I.A.</p> <p>Project Manager: James Shook</p> |
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Scope of Work:

Professional services related to the Building Fire Alarm System

- Electrical engineer to visit the site to evaluate existing system with owner's fire alarm system vendor. Fee includes travel time and expenses.
- Contact fire marshal to discuss system change-over.
- Make recommendations for new fire alarm system head-end system to be installed to pick up all existing devices and allow for connection of new Library devices and future devices throughout the Northfield facility.
- Provide system design drawings to allow for permitting.
- Associated coordination and construction administration.
- The Lump Sum fee below is inclusive of consultant mark-ups and anticipated reimbursable expenses.

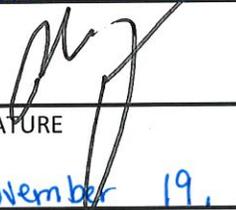
Fee Basis:

Percentage of Construction Cost _____ % estimated Construction Cost \$ _____

Lump Sum \$ 6,500

Hourly Budget \$ _____

Hourly not to exceed \$ _____

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| <p>HBM ARCHITECTS , LLC</p> <p>Peter J. Bolek, A.I.A. Principal</p> <hr/> <p>BY  TITLE</p> <hr/> <p>SIGNATURE</p> <p>10-19-2018</p> <hr/> <p>DATE OF SIGNATURE</p> | <p>OWNER (AUTHORIZED REPRESENTATIVE)</p> <p><u>Rick Graham</u> <u>Mayor</u></p> <hr/> <p>BY  TITLE</p> <hr/> <p>SIGNATURE</p> <p><u>November 19, 2018</u></p> <hr/> <p>DATE OF SIGNATURE</p> |
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Work to be performed under the Conditions of:

Existing AIA Document B101 Standard form of Agreement Between Owner and Architect dated: **June 18, 2018**

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| <p>OWNER: City of Spring Hill 199 Town Center Parkway Spring Hill, TN 37174</p> <p>Rick Graham, Mayor</p> | <p>HBM Architects, LLC Principal: Peter J. Bolek, A.I.A.</p> <p>Project Manager: James Shook</p> |
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Scope of Work:

Audio-Visual assessment and design for the Theater to include:

- One site visit by Technology engineer to review and evaluate existing AV equipment for the potential of reuse and integration into new system.
- Provide recommendations for Theater AV systems to allow space to be used as flexible meeting area and/or small theatrical productions. AV design intent will be projector and audio system.
- Specify new AV equipment, devices, cabling and equipment and associated lighting and controls, power and HVAC for inclusion in the base bid scope of work.
- Associated coordination and construction administration.
- The Lump Sum fee below is inclusive of consultant mark-ups and anticipated reimbursable expenses.

Fee Basis:

Percentage of Construction Cost _____ % estimated Construction Cost \$ _____

Lump Sum \$ 9,400

Hourly Budget \$ _____

Hourly not to exceed \$ _____

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| <p>HBM ARCHITECTS , LLC</p> <p>Peter J. Bolek, A.I.A. Principal</p> <hr/> <p>BY  TITLE</p> <hr/> <p>SIGNATURE</p> <p>10-19-2018</p> <hr/> <p>DATE OF SIGNATURE</p> | <p>OWNER (AUTHORIZED REPRESENTATIVE)</p> <p><u>Rick Graham</u> <u>Mayor</u></p> <hr/> <p>BY  TITLE</p> <hr/> <p>SIGNATURE</p> <p><u>November 19, 2018</u></p> <hr/> <p>DATE OF SIGNATURE</p> |
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Work to be performed under the Conditions of:

Existing AIA Document B101 Standard form of Agreement Between Owner and Architect dated: **June 18, 2018**

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| <p>OWNER: City of Spring Hill 199 Town Center Parkway Spring Hill, TN 37174 Rick Graham, Mayor</p> | <p>HBM Architects, LLC Principal: Peter J. Bolek, A.I.A. Project Manager: James Shook</p> |
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Scope of Work:

Audio-Visual assessment and design for the Large Meeting Room to include:

- One site visit by Technology engineer to review and evaluate existing AV equipment in the Large Meeting Room (cost for visit is included with OA-02rev1 Theater AV).
- Provide recommendations for Large Meeting Room AV systems to allow room to be used as one large room or be divided into (3) smaller spaces.
- Specify new AV equipment, devices, cabling and equipment and associated lighting and controls, power and HVAC for inclusion in the base bid scope of work.
- Associated coordination and construction administration.
- The Lump Sum fee below is inclusive of consultant mark-ups. The anticipated reimbursable expenses are included in the Lump Sum fee submitted with OA-02rev1.

Fee Basis:

Percentage of Construction Cost _____ % estimated Construction Cost \$ _____

Lump Sum \$ 6,500

Hourly Budget \$ _____

Hourly not to exceed \$ _____

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| <p>HBM ARCHITECTS , LLC</p> <p>Peter J. Bolek, A.I.A. Principal</p> <p>BY <u><i>Peter J. Bolek</i></u> TITLE</p> <p>SIGNATURE</p> <p>10-19-2018</p> <p>DATE OF SIGNATURE</p> | <p>OWNER (AUTHORIZED REPRESENTATIVE)</p> <p><u><i>Rick Graham</i></u> <u><i>Mayor</i></u></p> <p>BY TITLE</p> <p>SIGNATURE <u><i>[Signature]</i></u></p> <p><u><i>November 19, 2018</i></u></p> <p>DATE OF SIGNATURE</p> |
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Work to be performed under the Conditions of:

Existing AIA Document B101 Standard form of Agreement Between Owner and Architect dated: **June 18, 2018**

RESOLUTION 18-58

A RESOLUTION TO AUTHORIZE THE MAYOR TO EXECUTE AN AIA AGREEMENT FOR PROFESSIONAL DESIGN SERVICES WITH HBM ARCHITECTS FOR THE LIBRARY PROJECT AT NORTHFIELD

WHEREAS, the Board of Mayor of Mayor and Alderman approved as part of the FY17-18 Capital Improvement Plan for the City of Spring Hill the funding for professional design services to prepare plans and related bid documentation for the public library expansion project; and

WHEREAS, the City of Spring Hill purchased the Northfield building with a long-term vision to develop a centralized municipal services center that included a municipal library; and

WHEREAS, the Board of Mayor and Aldermen approved Resolution 17-59 presented by City staff and the Library to select HBM Architects to provide professional design services for the library expansion project; and

WHEREAS, the Board of Mayor and Aldermen approved Resolution 17-84 to enter into an initial professional services agreement with HBM Architects for Phase 1: Preliminary Design Services at a cost of \$55,250 plus an estimated \$5,000 in reimbursable expenses; and

WHEREAS, HBM Architects completed the Preliminary Design Phase in April 2018 and presented the "Preliminary Library Design - Final Report" for the Spring Hill Library as the final deliverable to conclude this phase of design; and

WHEREAS, following completion of the Preliminary Design Phase HBM Architects prepared for consideration and execution by the City of Spring Hill an AIA Document B101-2007, Standard Form of Agreement Between Owner and Architect, along with Exhibit A and Project Cost Analysis that reflect the desired scope of work and associated cost analysis for the library project; and

WHEREAS, HBM Architects in consideration of the professional design services contained in the AIA Document B101-2007, Standard Form of Agreement Between Owner and Architect, along with scope of services and associated costs contained in Exhibit A and the Project Cost Analysis, attached hereto, the compensation to perform said professional design services shall be in the amount of \$582,250, plus reimbursable expenses of \$20,000; and

WHEREAS, the attached Exhibit A includes for consideration by the City of Spring Hill Optional Additional Services for Concept Design for Exterior Skin Improvements at a cost of \$13,600 and Design for finish upgrades to theater at a cost of \$6,000, which were identified by City staff as necessary and important for the exterior appearance of the Northfield Building and the functionality and design character of the theater space to complement the newly renovated library space; and

WHEREAS, the attached Project Cost Analysis for Option B includes a Design and Estimating Contingency line item calculated based upon four (4) percent of the estimated construction cost for a total amount of \$210,000 that is recommended to be budgeted to cover unforeseen design and estimating issues that may arise as a result of the project involving the

renovation of an existing building whereby such contingency would only be authorized on an as-needed basis to allow professional design services to progress in a timely and efficient manner.

NOW, THEREFORE, BE IT RESOLVED, that the City of Spring Hill Board of Mayor and Alderman authorizes the following:

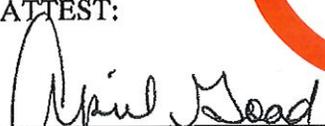
1. The Mayor of the City of Spring Hill, TN to execute the AIA Document B101-2007, Standard Form of Agreement Between Owner and Architect, that includes Exhibit A and Project Cost Analysis – Option B, the compensation of which to perform said professional design services shall be in the amount of \$582,250, plus reimbursable expenses of \$20,000, hereto attached.
2. HBM Architects is authorized to perform the Optional Additional Services for concept design for exterior skin improvements to the Northfield building at a cost of \$13,600 and design for finish upgrades to the theater at a cost of \$6,000 as referenced in Exhibit A.
3. Establish a Design and Estimating Contingency budget calculated based upon four (4) percent of the preliminary construction cost estimate in the amount of \$210,000 for the project that shall be utilized on an as-needed basis to address unforeseen design and estimating issues and considerations that may arise during the design and bidding phases.

Be it further resolved that on May 7, the Budget & Finance Committee favorably recommended approval of Resolution 18-58.

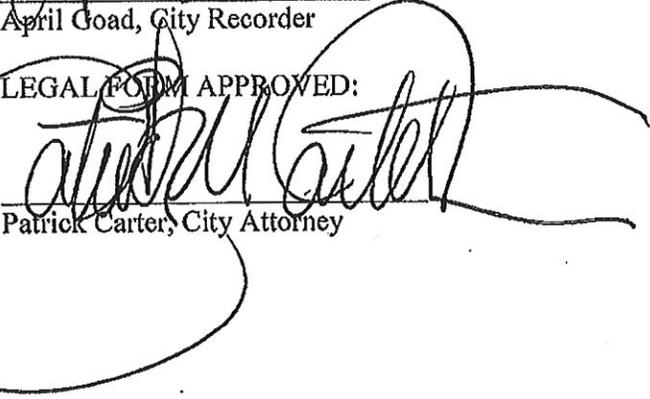
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill Tennessee on this 18th day of June, 2018.


Rick Graham, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney