



	Approved	Denied
Action taken		8/12/02
Other: <i>Postponed to 8/12 on 7/22/02</i>		
Date of Council Action: <i>8/12/02 Failed</i>		
Verified by: <i>A. Smith</i>		

WASILLA CITY COUNCIL MEMORANDUM

CM No. 02-41

TITLE: Contract Amendment to Kumin Associates, Inc., for Design Services In The Amount of \$456,026 for the Multi-Use Sports Complex.

COUNCIL MEETING DATE: July 22, 2002

ADMINISTRATION INITIAL: *[Signature]*

REQUESTED BY: Public Works

PREPARED BY: Public Works

Date Prepared: July 11, 2002

FISCAL IMPACT: YES

If yes, amount requested: \$456,026

Account No.: 11-55-475-831-12

SUMMARY STATEMENT: The current contract for Kumin Associates, Inc. (KAI) is in the amount of \$436,500 to provide 40 percent design services for a design-build bid package. The administration has since been consulting with KAI in design build options that will meet the project completion date promised to the voters, Fall 2003. To meet voter expectations, the administration is proposing a "team-build" type of design build delivery system that allows KAI to perform all of the design services for the project and advertise for a contractor prior to a 40 percent design. This will allow the project to stay on schedule and allow the contractor to assist in the design early in the process. The administration believes that this will provide a quality project that comes in on budget and on schedule.

Construction administration services will also be performed by Kumin Associates, Inc. and addressed under a second contract amendment in August 2002.

TEAM-BUILD DELIVERY SYSTEM

This design build option eliminates the need for a 40 percent design-bid package that is bid on by a contractor/architect team, where many of the design elements need to be revisited by the new design team after the contract is awarded. This saves time in eliminating the preparation and response to a detailed 40 percent bid package, and it saves time after the contract award by not revisiting the design elements.

Having one design team will provide continuity throughout the project and the contractor is in the design process from the beginning, not after 40 percent. The contractor is able to provide real-time cost estimating early in the design that allows the City full flexibility in bringing the project in on budget.

The contractor will be selected based on a combination of price and qualifications, as proposed under the 40 percent design selection process. However, the contractor is not required to team up with an architectural or engineering firm to make a proposal.

The City attorney has confirmed that this design-build option conforms to the Wasilla Municipal Code. The administration believes that this option and contract amendment is in the best interest of the City, and it will provide the highest quality project with the given budget.

STAFF RECOMMENDED ACTION: Council is requested to authorize the contract amendment in the Amount of \$456,026.

Attachments: none