



Date: August 7, 2012

To: Thomas J. Bonfield, City Manager

Through: Wanda Page, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department
John P. Gregory, Assistant Director, General Services Department
Doreen Sanfelici, Project Manager Team Leader

Subject: City Hall/Annex Envelope Exterior Renovations – Roughton Nickelson DeLuca Architects, PA Professional Services Contract

Executive Summary

The FY2009-10, FY2011-12 and FY2012-13 Capital Improvements Program (CIP) provided funding for design and renovation of the City Hall Envelope and associated work to address function and safety issues, to replace the City Hall Chillers, and to partially renovate the City Hall Annex Plaza.

In April 2012, the General Services Department issued a Request for Qualifications (RFQ) for Professional Services for the following scope of work:

1. Renovation of City Hall Envelope;
2. Completion of installation of replacement City Hall Skylights;
3. Replacement of City Hall Chillers;
4. Renovation of City Hall Annex Plaza as required to renovate waterproofing systems;

Also included in the scope of the RFQ were:

5. Renovation of City Hall Annex 2nd Floor
6. Renovation of City Hall Annex Exterior Envelope

In June 2012, General Services Department selected Roughton Nickelson DeLuca Architects, PA (RND) of Durham, NC, through the RFQ process, as the most qualified and responsive company to perform architectural and engineering design services for the project.

Inasmuch as funding has not yet been established for scope items 5 and 6 above, this agenda item requests City Council approval for a contract with RND to prepare design and construction documents as well as provide construction administration for the first four scopes of the project where funding has been authorized. These four scopes of work consist of items 1 through 4 above and will be considered Phase I of the overall project.

Recommendation

The Department of General Services recommends that the City Council:

1. Authorize the City Manager to execute a professional services contract with Roughton Nickelson DeLuca Architects, PA for basic services in an amount of \$669,289.00 and

establish an allowance for optional additional services for structural analysis, destructive testing, building analysis and on-site construction administration in an amount not to exceed \$199,450.00, for a total contract sum not to exceed \$868,739.00; and

2. Establish a design contingency in the amount of \$66,929.00, and authorize the City Manager to negotiate and execute amendments to Roughton Nickelson DeLuca Architects, PA Professional Services Contract provided the total cost does not exceed \$935,668.00.

Background

Phase I - City Hall Envelope, Annex Plaza, Chillers, Skylight Installation

City Hall was constructed in 1976 and the City Hall Annex was constructed in 1964. Major interior renovations and accessibility upgrades to City Hall and the first floor of the City Hall Annex as well as full roof replacement at City Hall were completed in 2009.

In May 2008, the General Services Department commissioned a study to quantify work required to address envelope-related problems at the City Hall and City Hall Annex buildings. In July 2009, City Council allocated funds for the City Hall Envelope and Annex Roof project. In September 2011, construction was completed on the City Hall Annex Roof Replacement. Initial design for the City Hall Envelope phase of the project commenced in October 2009, however, issues were identified with respect to the fiber-reinforced concrete panel cladding on the building. Further investigation determined that the exterior building panels would require replacement, and that additional funds would be necessary for this work. As a result of the funding shortfall the project was temporarily suspended. In July 2011, City Council allocated additional funds for replacement of the concrete panel cladding system.

The City Hall Envelope project was originally part of the "Downtown Bundle" of projects which also included the City Hall Roof, Police Headquarters, Armory, Carolina Theater, Arts Council and the Durham Convention Center. The City contracted with Heery International (Heery) for design work for this "Bundle." However, as the scope of design and construction work expanded beyond the original scope of City Hall Envelope repairs alone, incorporating the added scopes of City Hall Chiller replacement, completion of the installation of the new skylights at City Hall, and replacement of the Annex Plaza waterproofing, General Services determined that it would be most appropriate to remove the City Hall Envelope project from the "Bundle" and to re-advertise for architectural and engineering design services to complete the four funded phases of work and the two unfunded phases of work.

In April 2012, the RFQ was issued. RND was selected as the most qualified team to address the new City Hall and Annex scopes of work. Heery elected not to submit a proposal for consideration.

In July 2012, City Council allocated funds through the CIP process for the replacement of the City Hall Chillers and replacement of the City Hall Annex Plaza waterproofing system.

Phase II - City Hall Annex Envelope, Annex 2nd Floor

In May 2011, the General Services Department commissioned a feasibility study for the purpose of identifying the best use of City owned space. This study identified the need to accommodate the City's need for space at City Hall by renovating the second floor of the City Hall Annex. In addition, it was determined that the building envelope at the Annex is in need of upgrade and repair. Thus, the RFQ included these scopes of work. However, these scopes will not be contracted for design at this time.

Issues/Analysis

The City Hall building received a new roof in 2009. It was the intent that the 6 City Hall skylights were to be replaced with the City Hall re-roof project. Plans were developed for this work, and the replacement skylights were purchased. However, concerns about the installation and the supporting building structure resulted in this scope of work to be suspended. Skylight materials are currently being stored off-site. It is the City's intent to complete this work as part of the City Hall Envelope Exterior Renovations Project.

The City Hall Envelope Renovation phase is intended to address exterior envelope deficiencies at City Hall related to exterior cladding, caulking, windows and masonry. The City, with the original architect for the City Hall Envelope project, investigated the exterior panels at City Hall and found very serious integrity problems. Upon further investigation, it was determined that the panels should be removed and replaced. Replacement, rather than reinstallation, will result in improved insulation and energy efficiency, updated aesthetics and longer useful life of the building. It is critical that the exterior cladding be replaced at City Hall in a timely manner so as to prevent further deterioration of the panels.

The current chillers at City Hall were installed in the 1976 construction of the building and have reached the end of their useful life. Replacement of the chillers with new, modern equipment will improve energy efficiency, system functionality and user comfort. The City Hall Chiller Replacement phase will also address other code-related issues with respect to the mechanical room, boiler room, HVAC controls, fire alarm system and other related systems and building components.

The City Hall Annex Plaza Renovation phase will include replacement of the walking slab and waterproofing system which protects the parking garage on the ground level of the Annex. The Annex plaza waterproofing system has failed in several locations and requires replacement to ensure continued integrity of the building. This phase of work will also replace the existing handrail system with updated guardrails and include ADA accessibility improvements.

The General Services Department has also identified two additional phases of work at the City Hall Annex that are currently unfunded – Annex Exterior Envelope Renovations and Annex Second Floor Core/Shell Renovations. The exterior renovations at the Annex will upgrade the building envelope to make aesthetic improvements compatible with the City Hall Envelope, repair existing deficiencies, and increase energy efficiency of the exterior walls and windows. The interior renovations on the second floor would provide for additional space for City departments.

Alternatives

1. The condition of the exterior walls at City Hall, particularly the fiber reinforced stone panels, constitute a potential safety hazard to all who use the building, since the panels themselves are showing signs of warpage and failure. Thus there is no viable alternative to replacement of the panels.
2. The skylight replacement was part of the initial City Hall re-roofing project from 2009. The skylights have been purchased and are in storage. This portion of the project could be postponed, however, the City will continue to incur storage costs, and therefore not recommended for postponement.
3. The chillers in City Hall are at the end of their life. There is no viable or less costly alternative to their replacement, as these chillers provide air conditioning for the entire City Hall building. Failure of these units would mean that City Hall will be without air conditioning.

4. The replacement of the Annex Plaza walking slab and waterproofing could be postponed. However, there are currently leaks inside the parking garage below the plaza, which will only worsen over time. The waterproofing system is at least 30 years old, and is at the end of its useful life.

Staff recommends against the alternatives described above for the reasons stated.

Financial Impacts

Project Funding Sources:

2005 GO Bonds – CC200, CC10A, CC203	\$326,091.00
2/3 Bonds – CC200	\$274,025.00
2010 LOBS – CC210	\$1,011,218.00
Installment Sales – CC210	\$2,571,658.00
Chillers – CC220	\$950,000.00
Annex Plaza – CC230	\$580,000.00
<hr/> Total appropriated funds	<hr/> \$5,712,992.00

Funding Uses Summary:

Basic Design Services	\$669,289.00
Optional Additional Services	\$199,450.00
Design Contingency	\$66,929.00
<hr/> SubTotal Design Services	<hr/> \$935,668.00
City Hall Annex Roof Replacement (Completed)	\$331,387.00
Other Owner’s Expenses	\$118,779.00
Construction Budget	\$3,921,958.00
Construction Contingency	\$405,200.00
<hr/> Total Project Budget	<hr/> \$5,712,992.00

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Roughton Nickelson De Luca Architects of Durham, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 4% and WSDBE 4%. It was determined that Roughton Nickelson De Luca Architects was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

Roughton Nickelson De Luca Architects will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
A1 Consulting Group, Inc.*	SDBE	Morrisville, NC	\$40,000.00	4.6%
LSG , LLC	MSDBE	Raleigh, NC	\$ 3,500.00	0.4%
CH Engineering, PLLC	WSDBE	Raleigh, NC	\$33,900.00	3.9%
Paraclete, Incorporated	WSDBE	Matthews, NC	\$17,200.00	1.9%

*A1 Consulting Group, Inc. is an Asian American SDBE and was used to fulfill the MSDBE goal requirement for this project in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

The MSDBE and WSDBE goals were exceeded.

WORKFORCE STATISTICS

Workforce statistics for Roughton Nickelson De Luca are as follows:

Total Workforce	14
Total Females	7 (50%)
Total Males	7 (50%)
Black Males	0 (0%)
White Males	6 (43%)
Other Males	1 (7%)
Black Females	0 (0%)
White Females	6 (43%)
Other Females	1 (7%)