



ADDENDUM TO THE CITY COUNCIL

for April 26, 2022 – 6:00 PM

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

C. CONSENT AGENDA.

- [24.](#) Discussion and Consideration for adoption, including any possible amendment of, approving the fee proposal for the Multipurpose Athletic Field complex for Phase II parking lot engineering contract with Guernsey in the amount of \$70,500. (City Manager - V. Sullivan)



City Manager's Office
Vaughn K. Sullivan,
Assistant City Manager
vsullivan@midwestcityok.org
100 N. Midwest Blvd,
Midwest City, Oklahoma 73110
O: 405-739-1207 /Fax: 405-739-1208

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Vaughn K. Sullivan, Assistant City Manager

DATE: April 26, 2022

SUBJECT: Discussion and Consideration for adoption, including any possible amendment of, approving fee proposal for the Multipurpose Athletic Field complex for Phase II parking lot, maintenance building, concession building and engineering contract in the amount of \$85,500.

Guernsey Engineers has a submitted a fee proposal for the parking lot, maintenance building, concession building and engineering as designed and shown in the Master Plan layout. This fee proposal is based on 6-1/2% of the construction cost estimation of \$1,878,600 which would be a total of \$122,100 for full A/E services. Due to pre-planning in Phase 1, there is a credit of \$30,000 for the Schematic Design and Design Development phase efforts. These funds are budgeted and available in Fund 123.

This project is a 2018 Moving Midwest City Forward bond project and funding is available in the Multi-Purpose Sports complex bond fund.

Vaughn K. Sullivan
Assistant City Manager

TASK ORDER 004
Multi-Purpose Sports Facility – Phase 1.5 Design Services
West Parking Lot, Maintenance Building and Concession Building

This Task Order is subject to the Master Agreement between C. H. Guernsey & Company (GUERNSEY) and City of Midwest City, Oklahoma (Client) dated March 27th, 2018 and provides supplemental Schedules for preparation and delivery of design/contract documents and construction administration services.

SCHEDULE A – SCOPE OF SERVICES

This Task Order includes only the following phases (see Article 1 of GUERNSEY's Master Agreement with Client):

Refer to Attachment "A"

SCHEDULE B – COMPENSATION

Refer to Attachment "A"

SCHEDULE C – PAYMENT

No changes from Master Agreement

SCHEDULE D – INSURANCE

No Changes from Master Agreement

SCHEDULE E – GOVERNING LAW / DISPUTE RESOLUTION

No Changes from Master Agreement

SCHEDULE F – OTHER MODIFICATIONS

No Changes from Master Agreement

The representative authorized to act on behalf of each party with respect to this Task Order are:

For Client: Vaughn K. Sullivan

Title: Assistant City Manager

For GUERNSEY: Steve Scovel

Title: Sr. Project Manager

IN WITNESS WHEREOF, the parties hereto have executed this Task Order as of this April 25th (date) of 2022.

City of Midwest City

By: _____

Title: _____

C. H. GUERNSEY & COMPANY

By: [Signature]

Title: Vice President.



Attachment "A"

April 25, 2022

Vaughn K. Sullivan
Assistant City Manager
City of Midwest City
100 N. Midwest Blvd.
Midwest City, OK 73110
vsullivan@midwestcityok.org

Re: Midwest City Multi-Purpose Sports Complex
Phase 1.5 – West Parking Lot, Maintenance Building and Concession Stand

Dear Mr. Sullivan;
Guernsey is pleased to be given the opportunity to provide this fee proposal for the Multi-purpose Athletic Field complex on SE 29th Street in OKC. The work outlined in this proposal and the subsequent contract will be in accordance with the Task Order Master Agreement for Consulting Services dated March 27th, 2018.

It is our understanding the scope of the project is to complete the west parking lot, Maintenance Building with access road and a Concession Stand as shown on the attached Master Plan layout. This fee proposal is based on 6-1/2% of an estimated construction cost of \$1,878,600 which would be a total fee of \$122,100. However, due to pre-planning in Phase I, we will credit the Schematic Design and Design Development effort. Therefore, our total fee for the Scope of Work identified in this proposal is as follows:

Design Fees (Lump Sum):

• Schematic Design (SD)	\$	12,200 (credit)
• Design Development (DD)	\$	24,400 (credit)
• Construction Documents (CD)	\$	55,000
• Bidding	\$	6,100
• Construction Administration	\$	<u>24,400</u>
	\$	85,500

Please let me know if you have any questions or concerns regarding this proposal. We look forward to continuing our long-term working relationship with the city of Midwest City.

Sincerely,

C. H. Guernsey & Company

Steve Scovel, NCARB
Sr. Project Manager
405.416.8258

REALIZE THE DIFFERENCE

5555 North Grand Boulevard
Oklahoma City, OK 73112-5507
405.416.8100

guernsey.us

Scope of Services

Schematic Design (SD) and Design Development (DD)

- These phases of design have been completed and no further design services are needed under these phases.

Construction Documents (CD)

- Develop CD drawings (65% and 95% review sets) and project specifications
- Conduct two on-site review meetings with City of Midwest City (2 persons with balance of design team available by conference call)
 - Develop Confirmation Notice and incorporate all comments into documents
- Printing – 2 full size, 2 half size, 4 specifications, and 1 pdf of the 100% IFB set

Bidding and Permitting

- Coordinate with the City of Midwest City during Bidding
- Coordinate with the City of Oklahoma City during plan review/permit process
- Coordinate with CMAR contractor during bidding
- Respond to Bid RFI's
- Issue Addendum (as needed)
- Issue Letter of Recommendation (if required)

Construction Administration

- Preconstruction Meeting with CMAR
- Review Shop drawing and Submittals
- Respond to Construction RFI's
- Conduct bi-weekly construction site visits
 - Prepare and issue Site Observation Reports
 - Review and Approve monthly Construction Payment Application(s)
- Issue Certificate of Substantial Completion

As-Builts

- Guernsey will make as-built corrections to CADD files based on GC mark-ups.
- Guernsey will provide updated CADD files and one electronic pdf to City of Newcastle

Miscellaneous

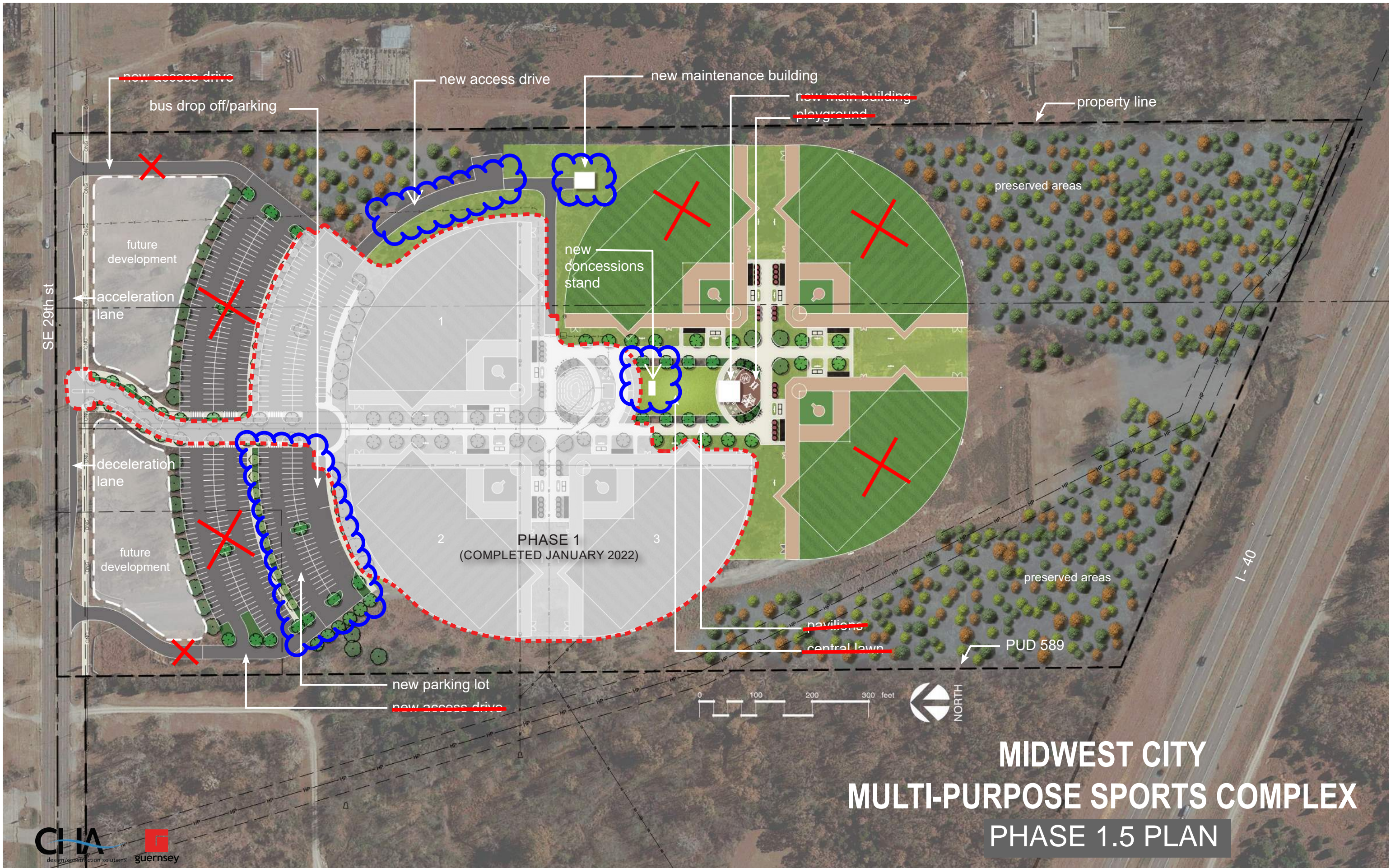
- All bidding documents will be posted to public bid site (by Midwest City). Guernsey will not provide bidding copies.
- Contractor will be responsible for all documents required for construction.
- Attend 1 City Council meeting

Services Not Provided

- Any design beyond what is noted above
- Renderings of Master Plan
- Topographical, Geotechnical, Flood Plain or Environmental surveys (completed in Phase I)
- Permitting costs
- LEED or other Sustainable Documentation

Schedule

Guernsey will work with the City of Midwest City to develop design and review schedule agreeable to both parties.



~~new access drive~~

bus drop off/parking

new access drive

new maintenance building

~~new main building~~
~~playground~~

property line

preserved areas

future development

acceleration lane

new concessions stand

SE 29th st

deceleration lane

PHASE 1
(COMPLETED JANUARY 2022)

preserved areas

future development

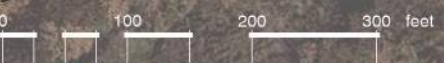
~~new concessions~~
~~central lawn~~

PUD 589

I-40

new parking lot

~~new access drive~~



**MIDWEST CITY
MULTI-PURPOSE SPORTS COMPLEX
PHASE 1.5 PLAN**