

**REQUESTED COUNCIL MEETING DATE: NOVEMBER 2, 2015**

**ITEM: COUNCIL BILL No. 2015-459**

**ORIGINATING DEPARTMENT: HEALTH DEPARTMENT**

**ATTACHMENT: AGREEMENT FOR PROFESSIONAL ARCHITECTURE CONSULTING SERVICES ; EXHIBIT A SCOPE AND FEE PROPOSAL BY ARCHITECT ; EXHIBIT B CITY OF JOPLIN RFQ 2015-RFQ-03; ARCHITECT RFQ RESPONSE DATED MARCH 10, 2015 ; COUNCIL BILL**

**Health Director: Dan Pekarek**

**Finance Director: Leslie Haase**

**City Attorney: Peter Edwards**

**Public Works Director: Nicholas Heatherly**

**City Manager: Sam Anselm**

**INTRODUCTION:**

This Council Bill approves an Agreement For Professional Architecture Consulting Services between the City of Joplin and Hunter & Millard Architects, Inc., for design work associated with the storage/garage facility for the city health department.

**DISCUSSION:**

Currently the city health department utilizes a garage facility located under the north approach of the Pennsylvania Street Viaduct. The department has utilized this facility for many years. The department uses this facility to house the 3 animal control truck/carrier units, all associated animal control equipment (traps, cages, etc.), a pickup utilized by the mosquito control program, all associated mosquito control equipment such as a skid mounted fogger, and various chemicals used in the mosquito control program.

The current facility is quite old and is in serious disrepair. Being located under the old viaduct, (the viaduct acts as the roof for the garage), renovation of the facility is not a good option nor is it cost effective. Further, the facility is undersized for the needs of the department.

In response to the condition of the facility, the city council at the February 18, 2014 meeting approved the purchase of property at 325 E. 3<sup>rd</sup> street to be utilized as a site for a future replacement facility. In the 2014-2015 city budget, \$250,000 was allocated for a replacement facility.

On March 2, 2015 a Request For Qualifications (RFQ) For Architectural Services was advertised requesting responses from qualified vendors for the project. Responses were received from 7 architectural firms. The responses were reviewed by a review panel including public works and health department staff and the firm of Hunter and Millard was chosen as the most qualified firm based on their response.

After initial discussions with Hunter and Millard representatives to further define the Scope of Work for the project, an anticipated cost estimate of approximately \$325,000-350,000 has been provided for the work, exceeding the budgeted allocation. Based on that information, staff is recommending entering into an agreement with Hunter & Millard, Inc. but proceeding forward with only Phases 1-3 of the project. Costs for these phases is \$29,800. This would allow for all site explorations and design of the building to include design drawings. This may further define costs estimates for the complete project. Phase 4-Bidding and 5-Contract Administration (construction) would await possible future funding opportunities. If funding opportunities are found for the shortfall, costs bid for Phase 4 and 5 are fixed for up to 18 months from the date of the agreement.

**RECOMMENDATION:**

City Staff recommends this Council Bill be approved on first reading.