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CITY OF Grand Junction COLORADO

JOINT GRAND JUNCTION CITY COUNCIL
AND GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY

THURSDAY, DECEMBER 10, 2020

WORKSHOP, 7:30 A.M.
VIRTUAL MEETING
MEETING CREDENTIALS

To become the most livable community west of the Rockies by 2025

1. Discussion Topics

a. Discussion of City and DDA Projects related to Las Colonias and Downtown Improvements.

b. Architectural/Design Costs for Los Colonias Retail/Restaurant Space

c. Downtown Plaza and Corridor Improvements

2. Next Workshop Topics

3. Other Business

Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: December 10, 2020

Presented By: Brandon Stam, DDA Executive Director

Department: Downtown Development Authority

Submitted By: Brandon Stam

Information

SUBJECT:

Discussion of City and DDA Projects related to Las Colonias and Downtown Improvements.

EXECUTIVE SUMMARY:

Joint DDA/City Council meeting to discuss the following topics:

- Las Colonias restaurant/retail space funding for LCDC.
- Architecture costs for Blythe to design the restaurant/retail space.
- Downtown plaza use agreement and joint City/DDA priorities for future improvements.

BACKGROUND OR DETAILED INFORMATION:

- Las Colonias restaurant/retail space funding for LCDC: LCDC is requesting $3m from City and DDA for a $6m project to develop restaurant and retail space at Las Colonias. The LCDC is also requesting the City to guarantee the loan. The draft MOA from LCDC Chair has been sent to both Boards.
- The LCDC chose Blythe as the architect for the Las Colonias restaurant/retail space. GJEP fronted the costs for the architect for the LCDC and is now seeking to get reimbursed from the City and/or DDA for the $142k owed to Blythe.
- The DDA has pursued the creation of a Downtown Plaza based upon priorities identified in the Downtown Plan. The $1.2m project is set to begin in Spring of 2021 upon approval of a use agreement from the City. Additionally, future costs such as a bathroom facility and planned improvements to 4th and 5th Street need be addressed in conjunction with the plaza project to ensure a cohesive corridor.

FISCAL IMPACT:

This item is for discussion purposes only.

SUGGESTED ACTION:

No action as this is a meeting for discussion.

Attachments

1. City Funding Request for Blythe
2. 2030_20200930_LCPD_AddService-executed
3. ExhB_20200408_PRO_LasColoniasParkPlaza_BGco
4. DDA Funding request for Blythe

December 7, 2020

City Council
C/O Greg Caton
City of Grand Junction
250 N. 5th St
Grand Junction, CO 81501

To the City Council:

In April 2020, after publishing a Request for Proposals to design and build the Plaza Development at Las Colonias Park, the Las Colonias Development Corporation voted unanimously to sign a contract for architectural services with Blythe & Co. As of today, they have completed their services and provided 100% plan sets for the builder to begin construction.

The Las Colonias Development Corporation requests payment for architectural services rendered by Blythe & Co for the Plaza Development. The total due to Blythe & Co is $142,000 and is included in the $6 Million project cost for the Plaza. Payment is due at this time. This request was also sent to the Downtown Development Authority.

Please reach out to me with any questions at (970)683-8778 or robin@gjep.org.

Thank you,

Robin Brown
Executive Director

September 30, 2020

Grand Junction Economic Partnership
Robin Brown
122 N. 6th Street
Grand Junction, CO 81501

BG + co.
Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

Re: Las Colonias Plaza Development
Additional Services Fee Proposal for:

- Revision of foundation systems from deep to shallow
- Addition of roof deck at building L1
- Addition of Radon Mitigation System design to MEP scope

Dear Robin,

As previously discussed and approved, I am writing this letter to request approval of additional services to accommodate efforts needed to revise the foundation systems of the buildings from deep to shallow, add a roof deck at Building L1, and add the radon mitigation system design to the MEP scope. We respectfully submit this proposal for additional services to complete this work. The fee associated with this request includes all associated work necessary for this effort. Our fee proposal is outlined below.

1. **Proposed fees:**
   a. Current Contract Amount: $ 129,600
   b. Additional Services Fee for revision of foundation system: $ 6,500
   c. Additional Services Fee for addition of roof deck to bldg. L1: $ 4,500
   d. Additional Services Fee for radon mitigation system design: $ 1,200
   e. **Total Revised Contract:** **$ 141,800**

2. **Statement of work:**
   a. General:
      I. Design as required to revise foundation systems at all buildings from deep foundation systems to shallow foundation systems.
      II. Design as required to add the roof deck at building L1 back into the scope of the project.
      III. Design as required to provide a radon mitigation system design for all buildings.
   b. This request includes work by the Architect, Structural Engineer, and MEP engineer.

Please let us know if you have any questions regarding this proposal. Attached is a standard AIA contract amendment document (Form G802) with the relevant information included. Thank you in advance for your consideration of our proposal.

Regards,

Peter Icenogle, AIA
President
BG + co.

Attachments:
AIA G802 Amendment 01

CC:
File

AIA® Document G802™ – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)* Las Colonias Plaza Development Las Colonias Park, Grand Junction, cO	**AGREEMENT INFORMATION:** Date: May 7, 2020	**AMENDMENT INFORMATION:** Amendment Number: 1 Date: September 29, 2020
OWNER: *(name and address)* Las Colonias Development Corporation 122 North 6th Street Grand Junction, CO 81501	**ARCHITECT:** *(name and address)* Blythe Group + co. 622 Rood Avenue Grand Junction, CO 81501	

The Owner and Architect amend the Agreement as follows:
Revision of foundation systems of all buildings from deep foundations to shallow, addition of roof deck at building L1 back into scope, addition of radon mitigation systems to the design.

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
Increase in fee of $12,200

Schedule Adjustment:
Construction Drawings that include these changes are anticipated to be complete in Early to mid-October.

SIGNATURES:

BG + co.	Las Colonias Development Corporation
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*
Peter Icenogle	
SIGNATURE	**SIGNATURE**
Peter Icenogle, President	Robin Brown, chairman
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
September 29, 2020	9/30/20
DATE	**DATE**

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User Notes:

Exhibit B

Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

April 8, 2020

Grand Junction Economic Partnership
Mr. Micah Adams, Real Estate Development Manager
122 N 6th Street
Grand Junction, CO 81501

Re: Fee Proposal for Architecture/ Engineering/ Consulting Services
Plaza Development at Las Colonias Park

Dear Mr. Adams and Selection Committee,

Thank you for including us on your shortlist for this exciting community project! We appreciate this opportunity and your desire to complete this work within the local community. We propose to provide all the work listed within your Request for Qualifications. As you review our proposal, please do not hesitate to contact us with questions.

1. **Project Phases Included:**
   a. Schematic Design (SD)
   b. Design Development (DD).
   c. Construction Documents (CD).
   d. Bidding Support (Bid) / Construction Administration (CA).

2. **Budget:**
   a. Per the provided RFQ documents, we understand the current project budget for the Plaza Development is $4,000,000, which accounts for both hard and soft costs.

3. **Fees:**
   a. We propose to provide the scope of work for the following fee of **$129,600**. A breakdown of this fee per project phase and design discipline is shown below:

Project Phase	Architecture	Civil Engineering	Landscape Architecture	Structural Engineering	MEP Engineering	Project Total
Schematic Design	$ 14,000	$ 1,500	$ 400	$ 6,000	$ 2,000	**$ 23,900**
Design Development	$ 14,000	$ 2,000	$ 400	$ 7,000	$ 6,500	**$ 29,900**
Construction Documents	$ 24,500	$ 2,500	$ 1,400	$ 11,000	$ 9,500	**$ 48,900**
Bid Support/ Construction Administration	$ 17,500	$ 500	$ 400	$ 6,000	$ 2,500	**$ 26,900**
Discipline Total	**$ 70,000**	**$ 6,500**	**$ 2,600**	**$ 30,000**	**$ 20,500**	**$ 129,600**

4. **Fee Assumptions:**
   a. Utilities are previously installed on site, connections to these utilities is part of design scope.
   b. The estimate is dependent on the availability and use of an AutoCAD base drawing of existing conditions provided by others.
   c. Reimbursable costs such as printing, shipping, travel, etc., are anticipated to be minimal. Any reimbursable costs required will be billed in addition to the fee above at cost plus 15%.

d. MEP design will include core and shell type Grey Box design.
e. Plumbing entry, fire protection entry if needed. Design of plumbing systems within the building shells is currently excluded.
f. HVAC rooftop unit sizing and locations, ducting to different spaces if necessary but no diffusers or space layout.
g. Electrical will include service sizes, panels to each space, exterior lighting including plaza, interior lighting minimum for code reasons and fire alarm provisions for any sprinklered buildings if necessary.

5. Other Conditions/ Assumptions:

a. Completing this project will require fast decisions by you and your team. We will need to set a schedule for meetings and adhere to the schedule if we are to be successful in completing this project for the proposed fee and schedule.
b. BG+co will assist with obtaining any necessary permits through the building department but have excluded permit fees from our proposal. We would like to be involved in the progress of city permitting in the case that city zoning and ordinance affect the design of the space.
c. If our proposal is accepted by you, we anticipate utilizing the AIA Document B133 contract document sent by you as a sample.
d. We will provide you with a copy of our current Professional and General Liability Insurance certificate.

6. Exclusions:

a. Our fee does *not* include the following:
    i. Design and bid packages for any interior elements, including but not limited to, tenant space design, toilet rooms, service areas or interior finishes. Included in our fee above is preliminary analysis of interior areas for different occupancy assumptions related to egress sizing, utility entry sizing, entry locations, etc.
    ii. Design and bid packages for fixtures, furnishings and equipment (FF&E). We are available to assist with this as an addition service, should you desire.
    iii. Cost estimating (provided by the CM/ GC).
    iv. Surveying.
    v. Geotechnical engineering.
    vi. Pavement Design.
    vii. Drainage Study or Pond Design (not anticipated but can be provided at additional cost).
    viii. Environmental assessment.
    ix. Energy analysis/ modeling and life-cycle analysis for building systems and envelope.
    x. Third-party sustainable certification (e.g. LEED).
    xi. Foodservice design.
    xii. Acoustical engineering.
    xiii. Audio/ visual equipment design.
    xiv. Other specialty consultants.
    xv. Obtaining permits.
    xvi. Fees for planning clearance or permits.

Again, we would like to thank you for considering our team for your professional service needs on this project. We appreciate any opportunity to provide our services in Grand Junction, especially on projects which can help our community connections as much as this one will.

If you have questions, please let us know. We look forward to hearing from you!

Sincerely,

Peter T. Icenogle, AIA
Director of Architecture
970-242-1058 o
970-778-3439 d
970-623-4016 c
picenogle@theblythegroup.com

BG+co
622 Rood Avenue
Grand Junction, CO 81501
www.theblythegroup.com

Attachment:
1. Hourly Rates

Copies to:
1. File

BG+co.
Architecture
Interior Design
Project Management
BLYTHE GROUP + co.

HOURLY RATE SCHEDULE

Principal	$165
Director	$130
Architect III	$110
Architect II	$95
Architect I	$80
Job Captain	$90
Intern III	$75
Intern II	$65
Intern I	$55
Project Manager III	$115
Project Manager II	$100
Project Manager I	$85
Clerical	$40

Reimbursable Expenses: Actual Cost plus 15%
(reproduction, shipping, lodging, meals, etc.)

Travel Expenses:
Office Vehicle - $60 / day plus fuel at cost plus 15%
Personal Vehicles - $0.58 / mile
Rental Vehicles – Actual rental rate and fuel cost, plus 15% of both

December 7, 2020

Board of Directors
C/O Brandon Stam
Downtown Development Authority
437 Colorado Ave
Grand Junction, CO 81501

To the Board of Directors:

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Robin Brown
Executive Director