AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Request for Increase in Spending Auth.; Airport

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Request increase in county manager's authority to execute contracts with Gensler for architectural services at the airport terminal project. Additional services have been requested by County including baggage handling consulting, additional civil design, branding, acoustical consulting, energy

Fiscal Impact: increase from $1,500,000 to $1,752,923

Submitted by: John Cattles **Submitter's Email Address:** jcattles@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns, budget amendment request to include expected revenue and total expenditures is being developed. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 7/2/2020

County Attorney Review: ( ) Required (●) Not Required

Comments:

Reveiwed by: Discharge Date: Certificate of Insurance Required

Yes ( ) No ( )

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\emense Discharge Date: 7/2/2020

( ) Consent Agenda (●) Regular Agenda ( ) Worksession Time Allotted: 5

Agenda Date: 7/7/2020

Revised April 2015

Architectural / Engineering Services
Scope of Services

AIP No. TBD
Gunnison-Crested Butte Regional Airport
Gunnison, Colorado

The project scope includes the development of the Project defined by the Schematic Design (30% Design) Deliverables, preparation of Construction Documents and specifications, and design team support during construction. It is assumed the Project will be delivered by way of a CMGC and that the CMGC will be selected prior to the Notice to Proceed for this scope of work. Input from the CMGC and select sub-contractors is assumed throughout the remainder of the design process.

It is further assumed that the standalone GSE storage facility proposed for the eastern edge of the existing apron will be developed, documented, and possibly constructed as a standalone project, but included as part of the overall project scope.

The need for design assistance associated with temporary facilities is assumed to be limited.

The following design services are currently assumed:

- Architecture;
- Interior Design;
- Furniture Selection;
- Graphics and Branding;
- Civil and Site Utility Engineering;
  - Due to the limited site scope currently anticipated, formal planning and zoning approvals and submissions are excluded;
  - Roadway pavement design, if necessary, is to be by others.
- Landscape Design;
- Structural Engineering;
- Mechanical Engineering, including IECC required commissioning during construction;
- Energy Modeling, as required for IECC compliance;
- Electrical Engineering;
- Lighting Design;
- Low-voltage system design (pathways only);
- Acoustical engineering.

For this project, the Terminal Area and project extents are defined as on-airport property that includes the terminal building, the terminal aircraft parking apron, along with areas inside of and adjacent to the terminal loop roadway system (formed by Rio Grande Ave, 11th St and 12th St).

Gensler (Consultant) will lead and manage the completion of design and support construction activities, as specified in this Scope of Services. The project design team will be comprised of the Consultant, its sub-consultants, Airport Management, and other consultants working for the Airport. All scope

elements will be accomplished in accordance with current Federal regulations, policy guidance and Advisory Circulars.

Project Scope Items
As illustrated in the preliminary schedule, and further defined in the sections to follow, the Project will include the following:

1. **Preliminary Phase – Lump Sum Fee**
   This phase involves those activities required for defining and managing the scope of a project.

   1.1 Project Scope Coordination. The Consultant will develop a comprehensive Scope of Services, associated preliminary project schedule, and fee estimates for completing the work. This will serve to organize the Project Team so the necessary design efforts are effectively executed and the participant roles and responsibilities are clearly defined.

   1.2 Program Management. Throughout the course of the project the design team will assist with the preparation and submittal of the necessary documentation and forms associated with the FAA grant requirements. Activities are anticipated to include:

   - The preparation and submittal of FAA form 5100-100 (Application for Federal Assistance).
   - The preparation, submittal and ongoing management of a Construction Safety and Phasing Plan.
   - The preparation and submittal of FAA Form 7460 Notice of Proposed Construction.
   - The preparation and submittal of FAA required design reports prior to the completion of each Construction Document package.
   - The preparation and management of AIP Eligibility Diagrams and associated design team reporting.
   - The design team will support the required AGIS submittal based on a final survey of improvements (by others).

2. **Design Phase – Lump Sum**
   2.1 Owner / CMGC Coordination Activities. The design team will coordinate with the owner and selected CMGC to review the previously prepared 30% Design documents and establish the goals and priorities for the remainder of the project. Additional information will be collaboratively gathered. Activities are anticipated to include:

   - Document, pricing and budget coordination with owner and CMGC.
   - Coordination of necessary site/utility surveys, geothermal test wells, and geotechnical investigations (all by others);
   - Stakeholder engagement to gather feedback regarding operations based on the Schematic Design deliverables.
   - Preliminary energy modeling to establish relationship between new building systems and extent of building envelope improvements;
   - Additional on-site investigations and selective demolition (by CMGC) to further clarify existing conditions and define necessary scopes of work.

Meetings:

- Weekly meetings with owner and CMGC.
- Stakeholder work session.
- On-site investigations and CMGC coordination meeting.

2.2 Design Development (60% Design). The purpose of this phase is to further develop the project for the entirety of the scope defined by the Schematic Design (30% Design) deliverables. The following efforts are anticipated:

- Confirmation of interior finish palette, including selection of furniture, fixture and equipment basis of design;
- Confirmation of exterior finish palette including exterior lighting and landscaping;
- Acoustical evaluation identifying acoustical deficiencies and proposed solutions for incorporation during the development of Construction Documents;
- Phasing coordination with the CMGC including the identification of anticipated temporary facilities required to implement the scope of work with limited passenger and operational disruption;
- Coordinated, yet independent development of the design associated with the standalone GSE storage facility.

Deliverables:

- 50%, 90% (basis of CMGC cost update) and 100% Design Development deliverables consisting of the following:
  - Site plan;
  - Life safety code sheet;
  - Floor plans of each typical and unique level;
  - Building elevations;
  - Typical wall sections;
  - Typical exterior lighting fixture locations;
  - Architectural treatments, including materials palettes and color selections;
  - Details of key design elements as required to communicate design intent;
  - Building sections;
  - Preliminary designs of building systems included in Gensler's scope of services (prepared by Gensler's consultants) and coordination with Client's engineering and other consultants;
  - Reflected ceiling plans and typical light fixture locations for common spaces;
  - Outline specifications;
  - Up to 3 updated visualizations to illustrate the design intent;
  - AIP eligibility diagrams;
  - Construction Safety and Phasing Plan (in collaboration with the General Contractor), including assistance with the preparation of the required 7460 Notice of Proposed Construction.
- 100% Design Development and 50% Construction Documents associated with the pre-engineered steel structure located on the eastern edge of the apron.

Meetings:

- Weekly design team/CMGC coordination meetings.
- 50% Design Development review and work session.
- 90% Design Development review and work session.
- 100% Design Development review and work session.

2.2 Branding and Environmental Graphics. Schematic Design illustrated the potential impact of establishing a distinct brand for the Gunnison-Crested Butte Regional Airport, developing and implementing a coordinated signage and wayfinding strategy throughout the terminal, coordinating advertising opportunities, and integrating public art into the design. Concurrent with Design Development, the following efforts are anticipated:

- Development of a unique Gunnison-Crested Butte Regional Airport brand with airport and County stakeholders;
- Coordination of wayfinding strategies with the design team to balance intuitive wayfinding with the need for directional signage;
- Confirmation of operational and code required signage throughout;
- Development and coordination of temporary signage required during multiple construction phases;
- Coordination of existing and future advertising opportunities;
- Identification of public art opportunities and coordination with potential partners.

Deliverables:

- Brand development documents including final artwork for use outside of the terminal project;
- Signage and advertising locations, including systems coordination, included with the Design Development and Construction Document deliverables;
- Temporary signage drawings to support multiple construction phases;
- Marketing collateral illustrating the public art opportunities for the purpose of identifying and securing outside partnerships.

Meetings:

- Stakeholder visioning session associated with the brand development effort;
- Participation in 50% Design Development work session to discuss wayfinding, advertising and art;
- Up to two independent meetings with potential public art partners.

2.3 Construction Documents (100% Design). Based on the approved Design Development Documents, authorized adjustments to the Project Budget, and Client's authorization to proceed, Gensler will provide drawings and specifications intended to be used for constructing the Project.

Prior to the commencement of Construction Documents, and based on an updated 90% Design Development cost estimate (prepared by CMGC), a clear budget will be defined including a summary of any modifications necessary to be implemented during the development of the Construction Documents.

Deliverables:

- 50% (basis of GMP), 95% and 100% (Issue for Construction) Construction Document deliverables consisting of the following:
  - Site plan;
  - Life safety code sheet;
  - Floor plans of each typical and unique level;
  - Building sections and elevations;
  - Enlarged plans and elevations of special areas where necessary;
  - Roof and penthouse plans;
  - Core and shell details and building wall sections;

- Finish plans and finish schedules for common areas;
- Schedules for base building doors, hardware and fixtures;
- Reflected ceiling plans of common areas;
- Power and communication (outlet) plans for common areas;
- Code required signage standards;
- Project Manual, including General and Supplementary Conditions, General Requirements, and Technical Specifications;
- Engineering drawings of systems included in Gensler's scope of services (prepared by Gensler's consultants) and coordination with Client's engineering and other consultants;
- Phasing plans including the development of documentation required for the creation of temporary facilities required to implement the scope of work with limited passenger and operational disruption;
- AIP eligibility diagram updates.

Meetings:

- Budget/funding reconciliation meeting (concurrent with 100% DD Review / Work Session).
- Preliminary review with local Authorities Having Jurisdiction (AHJs).
- 50% CD review and work session.
- 95% CD presentation.

3. Implementation - Time and Materials, not to exceed

3.1 Permit Applications. Design team will assist Client in connection with filing documents required by governmental authorities having jurisdiction over the Project, as it relates to the issuance of a general building permit. Design team will include one (1) review of the documents with the governmental authority. Client will be responsible for payment of all application fees and other expenses relating to the permit process.

3.2 Construction Administration. Design team will assist Client with Construction Administration. Design team's Construction Administration services will begin with the award of the Construction Contract and end thirty (30) days after the scheduled date for Substantial Completion (per Section A.3 or any other mutually agreed Project Schedule) or when architect signs the Contractor's final payment application, whichever occurs first. Design team will provide Construction Administration services as set forth below and in AIA Document A201™–2007, General Conditions of the Contract for Construction, and mutually agreed upon Supplementary Conditions which architect will incorporate in the Project Manual, and all defined terms in this section shall have the same meaning as those in the General and Supplementary Conditions.

Construction is currently assumed to occur in a phased manner spanning a period of 18 months. The design team will visit the Project site during construction to attend progress meetings and to walk through the Project as often as is appropriate, in Gensler's professional judgment, to become generally familiar with the progress and quality of the Work, and to determine whether the Work is in general conformance with the design intent. The following site visits during active construction are assumed:

Architecture – 24
Civil – 10
Landscape – 3
Structural – 8
Mechanical – 8
Electrical – 8
Baggage Handling – 2

Based on both scheduled site visits and information obtained from the CMGC during the anticipated weekly construction calls, the Consultant will prepared a weekly progress report using FAA Form 5F 5370-1 or a similar format.

Construction Administration services will include all FAA-AIP requirements.

3.3 The design team will provide Record Documents in PDF format based on redlines provided by the General Contractor.

Gunnison-Crested Butte Regional Airport
Design Architectural/Engineering Services
June 16, 2020
AIP No. TBD
Design Fee Schedule

	Architecture / Interiors	Civil	Landscape	Structural	Mechanical / Plumbing	Electrical	Low-Voltage	Fire Protection	Sustainability	Baggage Handling	Total	Total by Phase
1. PRELIMINARY PHASE												**$ 111,947.00**
1.1 Project Scope Coordination	$ 12,000.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,800.00	$ 16,800.00	
1.2 Program Management	$ 41,960.00	$ 42,415.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,772.00	$ 95,147.00	
2. DESIGN PHASE												**$ 901,743.50**
2.1 Owner / CMGC Coordination	$ 11,960.00	$ 8,795.00	$ -	$ 8,315.00	$ 3,780.00	$ 3,780.00	$ -	$ -	$ -	$ 2,817.00	$ 39,447.00	
2.2 Design Development (60% Design)	$ 197,760.00	$ 28,562.50	$ 16,300.00	$ 22,635.00	$ 58,850.00	$ 36,030.00	$ -	$ 1,680.00	$ 34,700.00	$ 18,563.00	$ 415,080.50	
2.3 Branding and Environmental Graphics	$ 20,560.00	$ -	$ -	$ 8,210.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,770.00	
2.4 Construction Documents (100% Design)	$ 180,960.00	$ 33,780.00	$ 27,320.00	$ 43,295.00	$ 54,110.00	$ 38,130.00	$ -	$ 1,680.00	$ 24,500.00	$ 14,671.00	$ 418,446.00	
3. IMPLEMENTATION												**$ 655,298.50**
3.1 Permit Applications	$ 9,420.00	$ 4,540.00	$ 2,490.00	$ 1,605.00	$ 6,380.00	$ 2,240.00	$ -	$ -	$ -	$ 1,105.00	$ 27,780.00	
3.2 Construction Administration	$ 297,000.00	$ 60,322.50	$ 17,000.00	$ 15,780.00	$ 62,215.00	$ 44,730.00	$ -	$ -	$ 62,880.00	$ 38,648.00	$ 598,575.50	
3.3 Record Documents	$ 9,520.00	$ 3,870.00	$ 1,320.00	$ 735.00	$ 4,820.00	$ 2,940.00	$ -	$ -	$ -	$ 5,738.00	$ 28,943.00	
TOTAL FEES	**$ 781,140.00**	**$ 182,285.00**	**$ 64,430.00**	**$100,575.00**	**$ 190,155.00**	**$127,850.00**	**$ -**	**$ 3,360.00**	**$122,080.00**	**$ 97,114.00**		**$ 1,668,989.00**
REIMBURSABLE EXPENSES	$ 14,792.00	$ 6,190.00	$ 4,412.50	$ 1,775.60	$ 6,439.60	$ 2,832.00	$ -	$ -	$ 4,653.60	$ 704.00		**$ 41,799.30**
TOTAL	**$ 795,932.00**	**$ 188,475.00**	**$ 68,842.50**	**$102,350.60**	**$ 196,594.60**	**$130,682.00**	**$ -**	**$ 3,360.00**	**$126,733.60**	**$ 97,818.00**		**$ 1,710,788.30**