

DENVER BOARD OF WATER COMMISSIONERS

Meeting Date: May 14, 2014

Board Item: II-B-2

Master Architect for the Operations Complex
Redevelopment Project
Agreement 15485A

Action by Consent [X] Action Information

On February 27, 2014, request for qualifications were solicited by public advertisement for the Denver Water Operations Complex Redevelopment (OCR) Project, Master Architect (MA). The MA firm will serve as the architect of record for the project and will work collaboratively with Denver Water staff and the external Program Manager (TC Denver Development, Inc.) to refine and implement the Campus Master Plan developed in 2013.

The purpose of this contract is to have the MA review the current Campus Master Plan, establish design criteria and office standards, assist with developing sustainability goals, review building layouts and adjacencies, and complete predevelopment work to prepare for the design and construction of the Operations Complex Redevelopment.

On March 19, 2014 seven proposals were received. Three firms were short-listed for interview; Davis Partnership Architects, Fentress Architects, and RNL Design. Interviews were conducted on April 16, 2014. RNL Design was selected as they displayed a high level of understanding of the project requirements, proposed unique ideas for integration of the proposed Administration Building with the Three-Stone Buildings and the proposed parking structure, and presented a highly experienced project team.

Denver Water will reserve the right to extend the services of RNL Design into the design and construction phases of this project based on the performance under this Agreement.

There was no Minority and Women Business Enterprise (MWBE) goal established for this portion of the project; however, future design and construction of the Operations Complex Redevelopment Project will include a minimum of 12% and 15% MWBE participation respectively.

The OCR plan was still being developed at time of budgeting, so the 2014 Capital Improvement Plan (MPC 1HA0006) does not include sufficient funds for this project and a variance is required.

Recommendation

It is recommended that the Board award Agreement 15485A to RNL Design for the Master Architect for the Operations Complex Redevelopment Project in the amount of \$395,662.00.

Budget Considerations Master Plan Code(s): 1HA0006
Budgeted Item Unbudgeted Item Funds transferred from another project:

Budget Information

Table with 2 columns: Budget Item, Amount. Rows include 2014 Budget, Amount Requested This Item, YTD Expenditures, Additional Expenditures Anticipated, Revised 2014 Estimate, and Variance Required.

Approvals:

Robert J. Mahoney
Director of Engineering

Angela Bricmont
Director of Finance

Patti Wells
General Counsel

Respectfully submitted,
James S. Lochhead
CEO/Manager

Terri Bryant, CPA
Controller