



Council Business Meeting

March 21, 2023

Agenda Item	Contract Amendment with ZCS Engineering for the Community Center and Pioneer Hall Design	
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Item Type	Requested by Council <input type="checkbox"/> Update <input checked="" type="checkbox"/> Request for Direction <input checked="" type="checkbox"/> Presentation <input type="checkbox"/>	

SUMMARY

Before the Council is a request to approve a contract amendment with ZCS Engineering and Architecture for work associated with the Community Center and Pioneer Hall Rehabilitation Project. The additional design work and associated fee is based on direction received from Council previously to resolve live and dead load structural issues within each facility along with Americans with Disabilities improvements.

POLICIES, PLANS & GOALS SUPPORTED

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- Deliver timely life cycle capital improvement projects
- Maintain and improve infrastructure that enhances the economic vitality of the community
- Evaluate all city infrastructure regarding planning management and financial resources

BACKGROUND AND ADDITIONAL INFORMATION

At the November 14, 2022 Council Study Session, staff and ZCS Engineering and Architecture presented the schematic design documents for the Community Center and Pioneer Hall Rehabilitation Project ([Staff Report, Minutes](#)). This presentation included an overview of the priority structural improvements required to reoccupy the Community Center, ADA improvements and a list of other deficiencies that could be resolved for each facility. ZCS broke the improvements down into priorities 1-5 with priority 1 being the needed improvements in order to reopen the Community Center and provide Americans with Disabilities (ADA) restrooms and ingress/egress accessibility.

As a reminder the priority one improvements for the Community Center were:

- Roof repairs over auditorium where existing trusses have inadequate capacity to support dead load of roof and ceiling framing
- Repairs to address phantom bearing wall where ceiling joists do not have adequate gravity support
- Foundation improvements at north wall where settlement has occurred, and previous work has resulted in lack of definable lateral load path between shear walls and foundations





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- Renovation of existing restrooms to provide compliance with ADA and accessibility. In addition, remove attic stairs to accommodate restroom reconfiguration and provide adequate egress to rear exit
- Removal of existing non-compliant rear stairs and re-work of porch framing to provide compliant egress at rear exit
- Provide 3'-0" wide door to existing kitchen for accessibility
- Provide new ramp at main entry for accessibility and ADA compliant entrance

The priority one improvements for Pioneer Hall were:

- Renovation of existing restrooms to provide compliance with ADA and accessibility

Priorities 2-5 were not needed to directly reopen the Community Center and continue current operations for Pioneer Hall but were developed to show what would be required to provide upgrades to meet current building code and ADA requirements along with providing general improvements including upgrading the mechanical, electrical and plumbing systems, changing out light fixture systems to LED, adding insulation and upgrading windows.

The Council showed interest in performing additional improvements to each facility including meeting current building code live load and snow load requirements and performing more Americans with Disabilities (ADA) improvements. Council was informed these additions would require a contract amendment with ZCS in order to move forward with the design development phase for the additional improvements. This contract amendment incorporates the scope and fee necessary to provide the additional design for improvements and associated updated cost estimates.

FISCAL IMPACTS

The proposed contract amendment with ZCS Engineering and Architecture preliminary/final engineering and cost estimating services is \$47,085. Proposed costs pertain to the Council direction to incorporate additional structural and ADA design solutions for each facility. There are current appropriations within the 2023 Biennium Budget to cover the cost increase for the additional design work.

Staff has attached a costing breakdown of all items and their priorities for each structure. This shows the cost for the priority 1 improvements along with the additions Council wanted to include to resolve all structural deficiencies except for the seismic conditions. The costing comes from the schematic design construction cost estimates developed by ZCS and provided to Council in November of 2022.

Staff will need to request funds be appropriated for the construction phase in the 2023-2025 Biennium Budget process.



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STAFF RECOMMENDATION

Staff recommends the Council authorized the City Manager to sign a contract amendment with ZCS Engineering and Architecture for design additions associated with the Community Center and Pioneer Hall rehabilitation project.

ACTIONS, OPTIONS & POTENTIAL MOTIONS

1. I move approval of a professional services contract with ZCS Engineering and Architecture in the amounts of \$47,085.
2. I move to amend the contract amendment with ZCS Engineering and Architecture for preliminary engineering (insert amendment).

DISCUSSION QUESTIONS

Does the Council have any questions about the contract amendment or process moving forward?

SUGGESTED NEXT STEPS

Next steps include moving forward with the Design Development phase incorporating the additional design elements and updating construction costs.

REFERENCES & ATTACHMENTS

Attachment #1: ZCS Engineering and Architecture contract amendment

Attachment #2: ZCS Engineering and Architecture Facilities Assessment Memo

Attachment #3: Schematic Design Construction Estimate Breakdown