



Department Source: City Utilities - Water and Light

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Architecture & Planning for Heuchan/Joe Paul Crane Campus

Executive Summary

Staff has prepared for Council consideration an ordinance authorizing the City Manager to execute a Professional Services Agreement with CDG Engineers, Inc. and appropriating \$140,000. The scope of services involves the professional and technical consulting services for architectural and planning services for the Heuchan/Joe Paul Crane Campus of Water and Light. The Project is more fully described in CITY's RFP, which is attached to the agreement as Exhibit A, and in the CONSULTANT's Proposal and Pricing Proposal, which is attached to the agreement as Exhibit B. The not to exceed price for these services is \$139,480.

Discussion

The water and electric distribution complex has been located on the South side of the Business Loop 70 East for over 50 years. During that time, the scope and mission of the divisions located at this complex has expanded significantly.

A previous site Analysis and Usage Plan was developed by Yaeger Architecture In February 2013. This plan was to be phased in over 20 years. There are two primary reasons this previously developed plan needs to be updated. The first is in the fall of 2015, the City discontinued utilizing coal in its solid fuel units at its Municipal Power Plant. This change will create an additional property planning opportunities as the Heuchan/Joe Paul Crane Campus has railroad tracks running through it that no longer need to be accounted for. The second is this plan assumed that the City would be able to postpone storm water mitigation until phase 5 of the plan. With the consolidation of Columbia's Utility functions into a single department (Columbia Utilities), the department desires to serve as an example of following its own regulations. The Columbia Utilities Department intends for the update of this site usage plan to meet all storm water mitigation requirements at all phases of the project.

The goal of this project is to provide an updated planned, phased approach to future site usage taking into account any opportunity removal of the railroad tracks may present and storm water requirements.

In May of 2016, Request for Proposal #120/2016 was issued for architectural and planning services for the Heuchan/Joe Paul Crane Campus of Water & Light. CDG Engineers, Inc was selected as the finalist. After scope and cost refinement, a Professional Services Agreement with CDG Engineers, Inc. has been developed.



City of Columbia

701 East Broadway, Columbia, Missouri 65201

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An appropriation of \$70,000 from Retained Earnings of the Electric Utility and \$70,000 from Retained Earnings of the Water Utility is requested to fund these services.

Fiscal Impact

Short-Term Impact: Total project cost is not to exceed \$139,480

Long-Term Impact: None

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
1/3/2012	R3-12 Authorizing an architectural and planning services agreement with Berger Devine Yaeger, Inc. for space needs analysis of the Water and Light Department's electric distribution and water distribution campuses.

Suggested Council Action

Staff recommends Council approve an ordinance authorizing the City Manager to execute a Professional Services Agreement with CDG Engineers, Inc. and appropriating \$140,000 for architectural and planning services for the Heuchan/Joe Paul Crane Campus of Water and Light.