



Department Source: City Utilities - Solid Waste

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2024

Re: Authorizing Amendment No. 1 to the agreement for professional engineering services with Burns & McDonnell Engineering Company, Inc. for the preparation of design and construction documents for a vehicle wash bay facility at the City Columbia sanitary landfill

Executive Summary

Staff has prepared for Council consideration a resolution authorizing the City Manager to execute Amendment No. 1 to the agreement with Burns & McDonnell Engineering Company, Inc. This amendment includes additional engineering services for the preparation of design and construction documents for a vehicle wash bay facility at the City of Columbia sanitary landfill and construction phase services not included in the original scope. The cost of this additional work will be a lump sum amount of \$65,550.

Discussion

The Solid Waste Administration and Collection Facility was completed in 2016. The facility cost \$3,459,707 and has 25,990 square feet, which equates to a cost of \$113 per square foot. This facility was designed and constructed to allow for a future building addition that would contain a vehicle wash bay facility. This was included at the time of bid as an alternate however, sufficient funding was not available to award the alternate. Solid Waste now wishes to proceed with the design and construction of the building addition for the vehicle wash bay facility.

The proposed vehicle wash bay facility will be a drive-through automated vehicle wash system that will allow Solid Waste to routinely clean their refuse and recycling collection vehicles in all weather conditions. The previously bid alternate was a manual wash bay. It is anticipated that a routine vehicle washing regiment will help reduce vehicle maintenance costs, extend vehicle life and improve the overall safety of the collection operation while improving the appearance of the operations of the Solid Waste Division.

In early 2019, City staff developed a construction cost estimate for the Vehicle Wash Bay Project as part of the FY2020 budget. The size building addition for the vehicle wash bay facility was to be approximately 5,350 square feet. Staff were aware that construction costs had increased since Solid Waste Administration and Collection Facility was completed. Based upon the construction market at that time, staff determined that Vehicle Wash Bay would cost approximately \$226 per square foot (twice the cost per square foot of the original building). This cost per square foot figure resulted in a construction cost estimate of approximately \$1.2M.

On November 21, 2022, City Council authorized the City Manager to execute the original agreement with Burns & McDonnell Engineering Company, Inc. to provide engineering



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services for the preparation of design and construction documents for the Vehicle Wash Bay project. The original scope of the building addition included space for a vehicle maintenance bay, equipment storage, the vehicle wash bay facility and the wash bay equipment. As part of the design process for the building addition, Burns & McDonnell updated the construction cost estimate for the project and determined the project would now cost approximately \$2,773,000 or \$516 per square foot.

Due to the substantial increase in the cost to construct the Vehicle Wash Bay facility, staff is proposing to reduce the size and reconfigure the layout of the building addition in order to reduce the construction cost as much as possible. This includes reducing the size by approximately 50 percent to include only the wash bay and wash bay equipment. The construction cost for this updated building design is estimated to be \$1,824,000, which is a reduction in construction cost of approximately \$950,000. This change to the size and layout of the building will require additional engineering work.

Staff is proposing Amendment No. 1 to the engineering agreement with Burns & McDonnell to update the design. The update to the design will require removal of some building design components and updated designs for the following: plumbing, structural features, electric load calculations and design, site pavement and drainage design and updating all construction drawings. This additional engineering work is proposed to be performed at a cost of \$36,900. In addition to the design modifications, this amendment will also add construction phase services to the contract, including submittal review and inspections. These services are proposed to be performed at a cost of \$28,650. This results a proposed total increase of \$65,550 to the contract.

Burns & McDonnell was been selected for this engineering agreement in accordance with the City's Pre-Qualified Professional Consultant procurement guidelines. The total lump sum amount for Amendment No. 1 \$65,550, which brings the total lump sum amount for this engineering agreement to \$261,300. Since the total lump sum amount of this agreement is in excess of \$50,000, City ordinances require this engineering agreement be approved by Council.

Fiscal Impact

Short-Term Impact: The total estimated cost (design and construction) for this project is \$2,200,000. A total of \$2,200,000 has been appropriated for this project. \$1,000,000 was appropriated as part of the FY2024 budget, \$700,000 in FY2020 and \$500,000 in FY2019. The not-to-exceed amount for the amended agreement is \$261,300.

Long-Term Impact: There are no long-term impacts anticipated for this Amendment.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Organizational Excellence, Tertiary Impact: Not Applicable



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[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
11/21/2022	Resolution R188-22 Authoring an agreement for professional engineering services with Burns & McDonnell Engineering Company, Inc for the preparation of design and construction documents for a vehicle wash bay facility at the City of Columbia sanitary landfill.

Suggested Council Action

Approval of the resolution