

RESOLUTION NO. 2016-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WAPATO, WASHINGTON AUTHORIZES AN INTERFUND LOAN FROM FUND 410, WATER CONSTRUCTION, TO FUND 001, CURRENT EXPENSE FOR INITIAL EXPLORATION OF A NEW MUNICIPAL JUDICIAL COMPLEX.

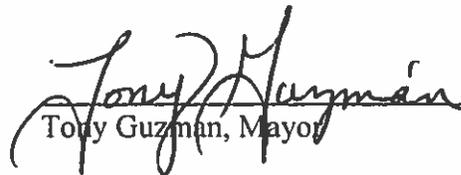
WHEREAS, there are not sufficient funds in Fund 001, Current Expense, to pay for the initial exploration of building a Municipal Judicial Complex , and

WHEREAS, it is in the City's best interest to Fund 001 to pay for experts to help Council make a choice on what is best for the City's Jail,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WAPATO, WASHINGTON, AS FOLLOWS:

1. The sum not to exceed FIFTY-FIVE THOUSAND DOLLARS (\$55,000.00) shall be loaned to Fund 001 Current Expense from Fund 410, Water Construction.
2. This loan shall bear the interest from the LGIP April 2016 at .4288% per annum until repaid.
3. The loan shall be repaid by Fund 001 Current Expense Fund, as soon as sufficient revenue has been received but no later than three (3) years from the date of enactment.

ADOPTED BY THE CITY COUNCIL this 20 day of June, 2016.

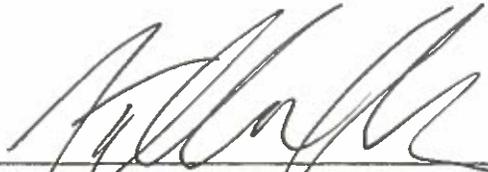

Tony Guzman, Mayor

ATTEST:



Gloria Acosta, Deputy Clerk-Treasurer

APPROVED AS TO FORM:



Kellen Holgate, City Attorney

1st Touch Date: 6/6/14

2nd Touch Date: 6/20/14



May 4, 2016

Wapato Police Department
Attn: Rick Needham, Chief of Police
205 S. Simcoe Ave.
Wapato, WA 98951

RE: PRE-DESIGN SERVICES PROPOSAL
WAPATO JUSTICE FACILITY

Chief Needham,

Thank you for providing us the opportunity to propose our team's services for your new facility. After speaking with you and reviewing the existing facility conditions, there is no question that this project is overdue and necessary in order to effectively perform the duties of law enforcement. It will be our privilege to assist the City of Wapato and your department to create solutions for your facility needs and provide a foundation for growth into the future.

As established in the selection process, the project will be delivered in two phases. The first phase under consideration is the feasibility study, needs assessment, and conceptual design. The second phase will be to carry the conceptual design through to complete construction bid documents and the construction phase. This proposal addresses phase one services, with the approach and deliverables as identified in our statement of qualifications. As these tasks are explained there in detail, we would include those descriptions by reference.

The Statement of Qualifications identifies and describes the following Tasks in the service of Phase One:

- Task 1 – Establish a Foundation for Planning
- Task 2 – Develop a Community Profile
- Task 3 – Develop Criminal Justice System Profile
- Task 4 – Develop Offender Profile
- Task 5 – Develop Detention Population Forecast
- Task 6 – Regional Area Bed Space market Assessment
- Task 7 – Preliminary Space Needs Assessment
- Task 8 – Evaluate Potential Facility Locations
- Task 9 – Design Plan Options
- Task 10 – Cost Analysis
- Task 11 – Public Relations
- Task 12 – Prepare final Needs Assessment

As delineated in the attached hourly breakdown estimate, the majority of the 'heavy lifting' for Phase One will be performed in Tasks 1-6 by Mark Martin, our team's detention facility planning specialist. The architectural team will be assisting in Tasks 7-12, and would evolve into the lead role for Phase Two. Our team will work closely with City of Wapato's judicial planning team and finance director to achieve the optimal balance between project cost, program needs, potential income opportunities, operational and staffing expenditures, and growth/expansion/phasing. The completed project should not only address the purely pragmatic needs of the City, but also enhance the image of the City of Wapato and set a precedent for city revitalization and growth.

*Chief Needham
May 4, 2016
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Fee:

Architects West proposes to separate the fees for Phases One and Two. Phase One (per attached detail) will cover the above tasks, with assistance to the City of Wapato to pursue/obtain project funding. The fee for Phase Two services are proposed to be negotiated upon securing funding to proceed with the project design based on the conclusions of Phase One. Services for Phase Two are proposed to be based on the Washington State Public Projects Architect/Engineering Fee Schedule for the project type and budget.

Reimbursable expenses include actual expenditures made by the architect in the interest of the project. These include mileage at current IRS rates, lodging and subsistence, printing and reprographics. A 10% administrative fee is assessed on reimbursable expenses.

If the scope and fee structure presented meets with your approval, Architects West will generate an AIA B105 Form of Agreement, or proceed with the City of Wapato's standard professional services contract form for Phase One, for review and signature. Please let me know if you have any questions or require clarification regarding any aspect of this proposal.

Sincerely,

ARCHITECTS WEST, INC.



Marcus E. Valentine, AIA
Principal

MV:kah
Enc.

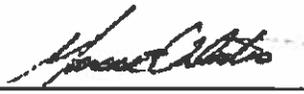


Proposal For Services - Phase One

Pre-Design Services - 12 wks.		PIC	PA	PM	PRC	DRAFT	ADMIN		
Needs Assessment									
	Feasibility Study and Assessment				256.0				
	Programming	8.0	40.0	16.0	8.0				
	Site Selection Analysis	6.0	8.0	20.0			10.0		
	Conceptual Floor Plans	8.0	36.0	8.0			40.0		
	Roof Plan								
	Exterior Elevations								
	Interior Elevations								
	Building Sections								
	Wall Sections								
	Enlarged Plans								
	Stair Plans and Details								
	Details								
	Specifications								
	Door Schedule								
	Window Schedule								
Project Management									
	Project Management	4.0	2.0	4.0					
	Consultant Coordination Meetings								
	Quality Control	4.0							
	100% Review Conference	2.0	2.0	2.0	2.0				
	Administrative Assistance							8.0	
	Marcus Valentine (PIC)	32.0						\$140.00	\$4,480.00
	Michael West (PA)		88.0					\$140.00	\$12,320.00
	Mark Martin (PRC)				266.0			\$90.00	\$23,940.00
	Kent Chadwell / Matt Krause (PA)			50.0				\$125.00	\$6,250.00
	Drafter (DRAFT)					50.0		\$65.00	\$3,250.00
	Administrative (ADMIN)						8.0	\$65.00	\$520.00
SUB-TOTAL Architectural Services									\$50,760.00
Consulting									
	Civil Engineering								
	Structural Engineering								
	Mechanical Engineering								
	Cost Estimating								
	Electrical Engineering								
TOTAL Consulting									\$0.00
OH&P @ 10%									\$0.00
Pre-Design - Sub-total									\$50,760.00
Est. Reimbursables @ 2% of Arch. Services									\$1,015.20
Needs Assessment Est. Reimbursables									\$3,550.00
OH&P @ 10%									\$456.52
Total reimbursables									\$5,021.72

Basic Services Total	\$50,760.00
Total Estimated Reimbursables	\$5,021.72

Optional Services	
As-built documentation	TBD
Exterior Conceptual Renderings	TBD
Optional Services - Total	\$0.00

Approval By: 

Date: 5/4/2016

ARCHITECTS WEST, INC
HOURLY RATE SCHEDULE
JANUARY 1, 2015

Principal I	\$140.00
Senior Architect	\$125.00
Architect I	\$115.00
Architect II	\$90.00
Architect III	\$85.00
Architect Intern	\$80.00
Senior Landscape Architect I	\$115.00
Senior Landscape Architect II	\$100.00
Landscape Architect I	\$85.00
Landscape Architect II	\$70.00
Intern Landscape Architect	\$60.00
Draftsperson I	\$95.00
Draftsperson II	\$80.00
Draftsperson III	\$65.00
Draftsperson IV	\$50.00
Administrative I	\$65.00
Administrative II	\$45.00
WEB/Graphics/Drafting	\$75.00

**CARLSON WEST POVONDRA ARCHITECTS
HOURLY RATE SCHEDULE
MAY 1, 2015**

Principal/Designer: (Michael West)	\$140
Architect/Designer: (Matt Krause)	\$120
Construction Administrator:	\$100
Interior Designer:	\$100
Architectural Staff:	\$85
Construction Admin Staff:	\$85
Interior Design Staff:	\$85
Clerical/Admin:	\$65