



## Project-Specific Amendment – Waukesha City Hall

AGREEMENT MADE AS OF THIS TWENTY-SIXTH DAY OF MARCH IN THE YEAR TWO THOUSAND NINETEEN

### Between:

**City of Waukesha**  
201 Delafield Street  
Waukesha, WI 53188

and **BWBR Architects, Inc.**  
1241 John Q. Hammons Dr.  
Suite 503  
Madison, WI 53717

for **Waukesha City Hall**  
Location: Waukesha, WI  
Owner's Project Manager: Katie Jelacic

BWBR Comm. No. 3.2018006.02  
City of Waukesha P.O. No. 180435-00 & 190123

### Project Description

Design of a new roof structure addition to the existing Transit Center Parking Garage to reduce ice and snow accumulation on the vehicular ramp from the Ground Level to the 1<sup>st</sup> Level. The roof will be approximately 5,600 square feet in area. A roof will not be added to the upper ramp.

The roof structure will be structural steel with a steel roof deck. The steel framing will be designed to be removable in the future to accommodate a potential addition of another level on the parking garage. The roof will be composed of a single-ply membrane system with minimal insulation to slope to drains. The City also requested that vertical metal screening will be provided on the framing to reduce wind-driven snow.

Based on BWBR's initial code review of the existing construction drawings provided by the City, the roof structure will need to be fire-rated construction. Several options for fire-proofing the steel structure will be explored. Most of these fire-proofing systems will require a durable covering such as metal panels.

An alternative approach is to pursue a building code interpretation or a variance with the Wisconsin Division of Safety & Professional Services (DSPS), and likely also the City of Waukesha and Fire Department. See additional service below.

Roof drains and conductors will be provided. It is assumed that the existing storm water system and piping can accommodate the rain water from the added roof structure. The project will include lighting on the underside of the roof to illuminate the existing ramp.

From the existing drawings it appears that the existing building was granted a variance to the building code for the fire sprinkler system. It is assumed an extension of the fire sprinkler system is not required.

The construction budget for the roof is approximately:

- ~\$750,000-\$850,000 with fireproofing and cladding
- ~\$650,000-\$750,000 without fireproofing (pending a code interpretation or a successful variance application)

(Note: these numbers are only intended as an order of magnitude for budgeting purposes and are not cost estimates)

These amounts are in addition to the construction costs of \$19,900,000 for the City Hall, plus approximately \$900,000 for A/V and security systems.

This work will be incorporated into the City Hall project design and documentation; the work will be bid and constructed as part of the City Hall general contract for construction.

### Scope of Services

Design and Construction Phase services as indicated in the Prime Agreement, including:

- Develop design options that are similar to the architectural design of the new City Hall north entry canopy
- Structural engineering
- Plumbing engineering
- Electrical engineering
- Lighting design

Civil engineering for storm water design and any Storm Water Management Plan or revisions to any existing Plan are excluded.

Fire protection engineering is excluded.

Signage design and documentation is excluded and will be provided by the Owner, if desired.

A variance to the building code and/or a change to the existing variance can be provided as an additional service as noted below.

Additional presentations to the Common Council and/or Plan Commission are excluded. These will be incorporated into the currently scheduled presentations.

**Schedule**

See the Project Schedule v12.2, dated 03.14.19.

**Deliverables**

3D images for approval of the design.

Documentation as indicated in the Prime Agreement.

**Fee Summary**

BWBR proposes to provide these services on a lump-sum basis for:

- Twenty-Four Thousand Dollars (\$24,000).

Optional Additional Service:

BWBR proposes to provide services on a lump-sum basis for the option without fireproofing and pursuing a building code interpretation or variance for an additional:

- Three Thousand Dollars (\$3,000).

If the City decides to omit the Transit Parking Garage Roof scope from the project, BWBR will be paid for time spent to the date of notice to stop services.

**Change Order Summary**

Original Contract Amount	\$1,174,100
Net change by previously authorized Change Orders	\$144,697
Contract Amount prior to this Change Order	\$1,318,797
Contract Amount will be increased by this Change Order	\$24,000
New Contract Amount including this Change Order	\$1,342,797

**Reimbursable Expenses**

Expenses are in addition to the fee above, as identified in the Prime Agreement.

**Other Terms**

This letter shall be considered a Project-Specific Amendment (PSA) to the Prime Agreement (City of Waukesha Consulting Services Contract) between the City of Waukesha and BWBR dated October 4, 2018. Changes or additions to this Agreement must be in writing and must be approved by both the City of Waukesha and BWBR. Except as expressly modified by this PSA, all terms and conditions of the Prime Agreement, and all the respective rights and obligations of the parties under the Prime Agreement, shall continue unchanged and in full force and effect.

If this PSA is acceptable, please provide a revised Purchase Order to us as authorization to proceed.

Respectfully Submitted,

BWBR ARCHITECTS, INC.

BY 

NAME/ TITLE Thomas M. Hanley, AIA, LEED AP Principal

DATE 03/26/2019

RG/jk

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c: Rick Gabriel, BWBR  
Robin Warner, BWBR