



701 Atlantic Avenue | Alameda, CA 94501

AGENDA ITEM 9.B: Adopt the Authorizing Resolution No. 2023-12 for the Ground Lease, Seller and Cash Loans, Approve Financing and Ownership Structure for The Estuary I, Approve Amendment to the Joint Development Agreement between AHA and ICD, Approve and Authorize the President to Negotiate and Execute a Contract Not To Exceed \$26,398,006.72 with J.H. Fitzmaurice for General Contractor Services, Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of **\$2,392,222.00** with HKIT Architects, Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$254,060.00 with Carlson, Barbee, and Gibson, Inc. for Civil Engineering Services, Approve and Authorize the President to Execute the Trifurcated Consultant Services Contracts Not To Exceed a Combined Total of \$296,200.00 with ENGEO, Inc. for Geotechnical and Engineering Services, and Approve and Authorize the President or Designee to Negotiate and Execute the Loan Documents for a Loan Up to \$165,000 to the Housing Authority of the City of Alameda for Payment of Project Management Fees.

DATE & TIME: December 20, 2023 at 6:02 P.M.

Staff request to update recommendation under Agenda Item 9.B. related to HKIT Architects Consultant Services Agreement from \$1,777,600.00 to \$2,392,222.00.

- On November 16, 2021, the Board approved the HKIT Architects contract for the three North Housing Block A projects in the amount of \$1,727,100.00. The not-to-exceed amount included a \$38,000.00 contingency. The scope of services included design work for all three buildings from schematic design, design development, construction documents, permit processing, bidding, and construction administration.
- On September 21, 2022, the Board approved a cost increase of \$50,500 to include the expanded scope of planting and irrigation design for the streetscape surrounding the North Housing Block A site. The revised not-to-exceed amount was \$1,777,600.00.



- Staff originally planned to split the existing contract of \$1,777,600.00 into three equal parts, one part per project.
- Staff is now requesting approval to increase the budget by \$524,622.00. The additional costs will expand the construction administration scope and includes a \$90,000.00 contingency, which can only be utilized and billed with written approval from ICD or the respective Partnerships. The original contract assumed economies of scale from all three projects being constructed on the exact same schedule. The additional costs reflect the expanded services required for the current phased timeline at current rates.
- This brings the full amount to \$2,392,222.00 and the per project contract amount to approximately \$797,407.34.
- In this same action, the civil engineering contract with CBG is being split similarly and the total is \$254,060.00, to be split to approximately \$84,868.67 per project.
- As a point of comparison, the total cost of architecture and engineering at Rosefield was \$2,016,000. Designing all three projects in concert is resulting in considerable savings for the three Block A developments.