



CITY OF SOUTH BEND

REDEVELOPMENT COMMISSION

Redevelopment Commission Agenda Item

DATE: 03/30/2023

FROM: Aaron Perri, Executive Director Venues Parks & Arts

SUBJECT: Morris 100 Phase II Final Design

_____ Pres/V-Pres

ATTEST: _____ Secretary

Date: _____

APPROVED Not Approved

SOUTH BEND REDEVELOPMENT COMMISSION

Funding Source* (circle one) **River West**; River East; South Side; Douglas Road; West Washington; RDC General

*Funds are subject to the City Controller's determination of availability; if funds are unavailable, as solely determined by the City Controller, then the authorization of the expenditure of such funds shall be void and of no effect.

Purpose of Request:

RATIO Design has completed the conceptual design of the Morris 100 Phase II projects, consisting of a 22,000 sq ft building addition to the north and a entirely redeveloped outdoor park. The project is currently estimated to cost \$17.4M and approximately \$13M has been committed from private contributions and grants. This request is to fund the final design work via a professional services contract amendment with RATIO Design in the amount of \$470,950. The request is being sought from the River West TIF.

November 9, 2022

Aaron Perri
Executive Director
South Bend Venues Parks & Arts
301 South St. Louis Blvd.
South Bend, Indiana 46617



RATIO DESIGN
101 S PENNSYLVANIA ST
INDIANAPOLIS IN 46204

RATIODESIGN.COM

Re: Morris PAC Renovation, Addition and Site Amendment

Dear Aaron:

As we are completing our Preliminary Design Phase scope of services, we have the following Amendment to make to our current Project Scope and Fee as we request approval to proceed with the Final Design Phase. Amended items are noted in italics and underlined as the following:

PROJECT SCOPE

The project consists of major renovations and additions to South Bend's MPAC facility and grounds bounded to the north by West Lasalle Ave, to the east by Doctor M.L.K. Jr. Blvd, to the south by West Colfax Ave and to the west by North Main Street. The scope breaks down into four major components. These components include MPAC renovations, a building addition, re-visioned Jon Hunt Memorial Plaza, and a *parking lot*. The construction budget for the total project including all four components is \$18.30M. The Concept Design for these components is *further updated in the Preliminary Design Progress Package dated July 11, 2022.*

MPAC Renovation at connection point only

Component one consists of connecting to the existing MPAC building. This includes the first and second floor connection and the immediate impact to the current space. It will impact an existing restroom and finish transitions to the existing space. *It also impacts the basement with a new stair for connection to the first floor.* All other components of capital improvements and deferred maintenance will be handled by others. The probable construction cost for this component is included in the Building Addition cost.

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Building Addition

Component two consists of an addition to the MPAC. This addition is envisioned as a 21,100 GSF, 2-story, structure with an addition to the basement that includes the following program. The probable construction cost for this component is \$12.88M.

The initial conceptual program for building addition includes:

- Entries / security on two levels
- Lobby / pre-function / sky lounge over two levels
- Vertical circulation
- Openings into the existing MPAC lobby on two levels
- Future Tenant Space
- Catering Prep Area
- Sensory Room
- VIP Lounge
- Restrooms
- Storage
- Second Floor Balcony
- Other non-assignable space (Mech)

Jon Hunt Memorial Plaza

Component three consists of improvements to the Jon Hunt Memorial Plaza. The probable construction cost for this component is \$4.50M. This includes:

- An enlarged plaza space including a fountain and a garden room space that can accommodate event day programming.
- Vehicular drop-off along Colfax Ave.
- Cohesive site design with building addition

Surface Parking Lot

Component four is making revisions to the existing surface parking lot adjacent to the Morris. All the parking, approximately 86 spaces, will be utilized for the LaSalle apartment building to the north. The probable construction cost for this component is \$0.92M.

DESIGN SERVICES

RATIO, along with its consultants, will provide Design Services including program verification, design, construction documentation, bidding phase interpretations, cost estimating, and construction phase administrative services for the four components outlined above. These services are described in the City of South Bend's Standard Agreement Between Owner And Engineer For Professional Services, 2007 Edition with some mutually agreed upon terms/modifications/amendments.

RATIO will serve as the Design Architect and will be the contracting entity with the City of South Bend. Shive-Hattery will serve as the Executive Architect and will be a consultant to RATIO. Both the Design Architect and the Executive Architect will provide design services during all phases of the project with the Design Architect leading the design phases and the Executive Architect leading the documentation and construction phases.

Basic Design Services will include architecture, civil engineering, structural engineering, mechanical/plumbing/electrical engineering, code consultant and cost estimating. Specialty Design Services will include technology/audio-visual design, landscape architecture, interior design, furniture, fixtures & equipment (FF&E) selection services, lighting design and acoustic design. Selection of the engineering and specialty consultants have been completed collaboratively with the involvement of the City of South Bend, the Executive Architect, and RATIO.

Three cost opinions are estimated; one for Schematic Design, Design Development and Construction Documentation phases.

Exclusions are listed below, but can be made available as additional services if requested:

- Wayfinding and signage, other than code required signage.
- Hazardous materials investigations and reports.
- Commissioning.
- USGBC LEED credit tracking and application.
- Coordination of laser scan survey of existing conditions.
- Record documents.

Up to Five (5) level one visualizations are included in the Reimbursable Expenses. These views will capture interior and exterior views for client review, comment, and use. Additional visualizations and/or more refined views may be provided as additional service as described below:

Visualizations may be provided at three levels of quality. Representative examples for each level of quality can be provided for client reference.

Level one visualizations are intended for studying aspects of the design image from their native modeling software into a dedicated rendering software. Some exploration may include textural and lighting options in key spaces, material and color exploration, and the investigation of scale, proportion, and form.

Level two visualizations produced in dedicated rendering software and are meant to provide an understanding to stakeholders about the design. These visualizations include refined materiality, representative lighting levels, and reflectivity. They also incorporate entourage to give stakeholders a human scale.

Level three visualizations are best used for publications and other media outlets at the specific request of our clients. These photorealistic renderings requiring heavy post-production show accurate depiction of materials, lighting, environmental conditions, and site context.

DESIGN TEAM

RATIO proposes the following design team for each component of the Project:

<u>Components</u>		<u>No.1</u>	<u>No.2</u>	<u>No.3</u>	<u>No.4</u>
<i>Basic Design Services:</i>					
Design Architect	RATIO	●	●	●	●
Executive Architect	Shive-Hattery	●	●	●	●
Civil Engineer	DLZ		●	●	●
Structural Engineer	Structurepoint		●		●
MEP Engineer	Ross & Baruzzini		●	●	●
Code Consultant	RTM	●	●		●
Cost Estimator	CSQ	●	●	●	●
<i>Specialty Design Services:</i>					
Technology/AV	Ross & Baruzzini		●		
Landscape Architect	RATIO/ Shive-Hattery			●	
Interior Design	RATIO/ Shive-Hattery●		●		
FF&E	RATIO		●		
Lighting	Shakespeare		●	●	●
Acoustic	Haverstick		●	●	●
<i>Reimbursables:</i>					
Visualizations	RATIO		●	●	●
COMPENSATION & SCHEDULE					

In consideration of the Project Scope and Design Services, we estimate a lump sum fee of One Million Five Hundred Eight Thousand Three Hundred Dollars. (\$1,508,300.00). The following is the fee breakdown by Phase and Firm.

Basic Services by Phase:

a. Study and Report Phase	Completed Previously	
b. Preliminary Design Phase	Complete	\$ 615,000.00
c. Final Design Phase		\$ 470,950.00
d. Bidding and Negotiating Phase		\$ 44,150.00
e. Construction Phase		\$ 353,200.00
f. <u>Post-Construction Phase</u>		<u>\$ 25,000.00</u>
Sub-Total		\$1,508,300.00
Reimbursable Expenses		\$ 55,000.00
Total Lump Sum Fee		\$1,563,300.00

Basic Services by Firm:

Architecture:

Design Architect	RATIO	\$ 320,000.00
Executive Architect	Shive-Hattery	\$ 320,000.00
Civil Engineering	DLZ	\$ 99,000.00
Structural Engineering:		
Building Expansion	Structurepoint	\$ 95,000.00
Parking Garage*	Walker Consultants*	<u>\$ 43,800.00*</u>
MEP Engineering	Ross + Baruzzini	\$ 135,000.00
Code Consultation	RTM	\$ 5,000.00
Cost Estimating	CSQ	\$ 15,000.00
Management	RATIO	<u>\$ 30,000.00</u>
Sub-Total		<u>\$ 1,062,800.00</u>

** Parking Garage Scope through Preliminary Design Phase Only.*

Specialty Services:

Interior Design:

Interior Designer	RATIO	\$ 45,000.00
Executive Interior Designer	Shive-Hattery	\$ 45,000.00

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Furniture, Fixtures & Equipment	RATIO	\$ 65,000.00
Landscape Architecture:		
Design Landscape Architect	RATIO	\$ 100,000.00
<i>Parking Lot</i>	<i>RATIO</i>	<i>\$ 8,000.00</i>
Executive Landscape Architect	Troyer	\$ 100,000.00
<i>Parking Lot</i>	<i>Troyer</i>	<i>\$ 1,500.00</i>
Technology	Ross + Baruzzini	\$ 33,000.00
Lighting	Shakespeare	\$ 41,000.00*
Acoustic	Haverstick	\$ 7,000.00*
Sub-Total		<u>\$ 445,500.00</u>
Total		<u>\$1,508,300.00</u>

Additional Visualizations	FEE
Rendering LOQ-1	TBD (Need to discuss with City about their needs)
Rendering LOQ-2	TBD (Need to discuss with City about their needs)
Rendering LOQ-3	TBD (Need to discuss with City about their needs)

REIMBURSABLE EXPENSES

Expenses attributable to your project are in addition to the compensation and will be invoiced as a Reimbursable Expense at 1.10 times the item's expense. Expenses may include:

- A. Drawing Reproduction/Photographic Reproduction
- B. Copying
- C. Supplies
- D. Mailing/Express Mail
- E. Mileage/Lodging/Meals/Auto Rental/Travel per Diem
- F. Visualizations
- G. Agency reviews and fees
- H. Other, approved, miscellaneous expenses

We estimate reimbursable expenses will not exceed fifty-five thousand dollars (\$55,000.00). We will only invoice for expenses incurred in the interest of the project and will provide back-up receipts with our invoicing as required. Any monies remaining within this estimate at the completion of the project will revert to the Owner in full.

Please review this proposal and if all is in order, return an executed original for our file, at which time we will draft an agreement for your review. This proposal is valid for sixty (60) days from the date of issue and upon execution will provide instruction to commence services while the Agreement is finalized. If you have any questions, do not hesitate to contact me directly. Thank you for considering RATIO for your interesting project.

All the best,

A handwritten signature in black ink, appearing to read "Will A. Browne Jr.", with a stylized flourish at the end.

William A. Browne Jr., FAIA, LEED AP

Principal/President

cc: Scott Hunt