



## Legislation Text

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**File #:** 81388, **Version:** 1

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### **Fiscal Note**

The proposed resolution authorizes two contract amendments to complete the phase 2 work at the Royal Thai Pavilion structure. Both contractors have completed or are nearing completion of the phase 1 work (roof replacement), and it would be economical for the City to retain them for phase 2 (wood repairs and decorative finishes). The total estimated cost of the project (phases 1 and 2) is \$1.4M. The project is authorized within Parks Division's Adopted 2023 Adopted Capital Budget within the Park Facility Improvement Program (Munis #17443), which allows for the City of Madison to accept funds from the University of Wisconsin-Madison for this purpose as "Private Contribution/Donation" of up to \$1,600,000. No additional appropriation is required.

### **Title**

Approving contract amendments with InSite Consulting Architects, LLC and Kalam Corporation to complete phase 2 work at the Royal Thai Pavilion, Olbrich Botanical Gardens (District 15)

### **Body**

The Royal Thai Pavilion was a gift from the government of Thailand and the Thai Chapter of the Wisconsin Alumni Association to the University of Wisconsin - Madison;

Olbrich Botanical Gardens was chosen as the ideal setting to share this cultural treasure and the Royal Thai Pavilion is an asset to the City of Madison that encourages an understanding of the beauty and culture of Thailand;

The University and the City executed a Memorandum of Understanding in April 2001 that explains the Royal Thai Pavilion and Gardens will be maintained and preserved through a joint effort between the positions and processes of the City as funded by the University;

The Royal Thai Pavilion was constructed in Thailand and was shipped to the United States where the structure was reassembled in Madison starting on September 13, 2001 with a traditional Thai ceremony commemorating the raising of the first column;

Olbrich Botanical Gardens staff noted deteriorating conditions of the structure and a Request for Proposals was issued to prepare a conditions assessment report for the entire structure with priority focus on the conditions of the roof;

The City selected and contracted with InSite Consulting Architects, LLC for professional architectural and engineering services to prepare the conditions assessment report. Based upon this initial report, it was determined that the roof replacement project would be completed as phase 1 and the wood repairs and decorative finishes restoration project would be completed as phase 2;

The contract with InSite Consulting Architects, LLC was amended to increase services to include the preparation of construction documents and construction administration phases for the roof replacement project;

The City issued a Request for Bids for the roof replacement project and awarded the project to Kalam Corporation;

The roof replacement work is underway and near completion. As part of this work, Kalam Corporation has completely enclosed the structure with scaffolding (valued at \$130,000) which allows the decorative surfaces

in the gable ends to be easily viewed and accessed;

The contract with Kalam Corporation was amended to increase the cost of construction to allow for a change in the scope of work on the roof replacement project;

While doing the phase 1 work, Kalam Corporation provided a decorative finishes specialist to conduct an on site assessment of the decorative finishes and prepare a report of the findings. This report will guide the work that is completed in phase 2;

Kalam Corporation and InSite Consulting Architects, LLC have discussed the phase 2 work with the City, and are willing to remain on site to complete phase 2 work utilizing the scaffolding that is already in place. Use of these contractors for the phase 2 work and the existing scaffolding will be economical to the City on the basis of time and money, especially compared to rebidding the work;

Phase 2 work will include additional services from InSite Consulting Architects, LLC to document the scope of wood repair and decorative finish restoration work using the decorative finishes report as a guide and Kalam Corporation would use those documents to prepare a proposal to complete the work with InSite Consulting Architects, LLC providing construction administration services;

As the restoration of the pavilion is to be funded by the University, the phase 2 contract amendments and work are subject to approval by the University and sufficient budgeting being provided for the project. The project is authorized within Parks Division's Adopted 2023 Adopted Capital Budget within the Park Facility Improvement Program (Major #17443), which allows for the City of Madison to accept funds from the University of Wisconsin-Madison for this purpose as "Private Contribution/Donation" of up to \$1,600,000. No additional appropriations required at this time;

The Parks Division anticipates invoicing the UW for Phase 1 of the contract work upon completion of phase 1, which is anticipated in January 2024;

NOW THEREFORE BE IT HEREBY RESOLVED that, under MGO Sec. 4.26(4)(a)7 and (b), as the aggregate of the fees for services under both contracts will exceed \$50,000 in total and the contract amendments for the phase 2 work will not be subject to a competitive process, the Common Council finds that InSite Consulting Architects, LLC and Kalam Corporation have both provided services on the Royal Thai Pavilion project and that it would be economical to the City on the basis of time and money to retain the same consultants for the phase 2 work that is necessary; and,

BE IT FINALLY RESOLVED that the the City Engineer and Finance Director and their representatives are authorized to execute contract amendments with Kalam Corporation and InSite Consulting Architects, LLC for phase 2 work at the Royal Thai Pavilion, provided that the proposals are found to be agreeable with University of Wisconsin - Madison and sufficient phase 2 project funding is provided by the University.