



Legislation Text

File #: 41529, **Version:** 1

Fiscal Note

Funds are available in the Park Facility Improvements project of the 2016 Facilities Mgmt Capital Budget in the following account...

10122-401-140: 54668 (90607)

Funds not to exceed \$26,000

Title

Authorizing the Mayor and City Clerk to enter into a contract with Isthmus Architecture for the Forest Hill Mausoleum Architectural Consulting Services.

Body

WHEREAS, the Forest Hill Mausoleum is a limestone building that was constructed in 1916 by the Illinois Mausoleum Company. It originally contained 318 crypts. Initially a private corporation, the mausoleum is now owned and operated by the City of Madison; and,

WHEREAS, there have been two additions to the mausoleum. A 295 crypts addition was installed along the west and north elevation. This addition was estimated to have occurred during the mid to late sixties. A crematorium was added to the east elevation but it is no longer in service; and,

WHEREAS, a ballasted EPDM roofing system was installed over the original asphalt roofing system in 1992 and is approaching the end of its useful life and is showing severe signs of tenting at the parapet walls; and,

WHEREAS, maintenance to the building envelope has been minimal and shows signs of severe distress with failing mortar joints and damaged stones. There is evidence that water has penetrated through these masonry joints and has cause damage and staining to the interior; and,

WHEREAS, a RFQ was issued in the winter of 2014 to select an architectural consulting firm specializing in historic building envelope restoration to conduct a study of the building and to assess and quantify the building's conditions. The crematorium addition was in poor condition and did not match the historic significance of the building. Its removal was to be evaluated. Additionally, the consultants were asked to produce a complete set of AutoCAD drawing that would facilitate this documentation/repair work study. These drawings are planned to be incorporated into the final bid set drawings; and,

WHEREAS, ten firms responded to the RFQ, three firms were selected for a final interview and Isthmus Architecture was selected based on their qualifications/proposal by a three member staff team; and,

WHEREAS, Isthmus Architecture conducted the study during the summer of 2015 and the City is now ready to proceed with the construction drawings and construction administration phases. The project is intended to be bid in the spring/summer of 2016; and,

WHEREAS, continuing with Isthmus Architecture for the construction drawings and construction administration

phase would be the most efficient way to proceed as Isthmus Architecture is the only firm that is familiar with the existing problems associated with the building and has developed AutoCAD drawings of the building; and,

WHEREAS, the earlier phase of design did issue an RFQ/RFP process and that selection was based on selecting a firm to perform the initial study as well as to take the project to completion.

WHEREAS, the initial study was \$17,800 and the fee to complete the construction documents and provide all of the construction administration will be \$26,000.

WHEREAS, under MGO 4.26(4)(b), if a service contract exceeds \$25,000 and the contract was not subject to a competitive selection process, the contract shall meet one of the requirements of sec. 4.26(4)(a) and be approved by the Common Council, and signed by the Mayor and Clerk; and

WHEREAS, this contract meets section 4.26(4)(a)7. which provides that a contract may be approved without a competitive selection process if the contractor has performed similar services in the past and it would be economical on the basis of time and money to retain the same firm. Isthmus Architecture has recently performed the above mentioned study and AutoCAD drawings for the building and this project is a continuation of the previous work; and;

NOW, THEREFORE, BE IT RESOLVED, the Mayor and City Clerk are authorized to execute contract document(s) as needed with Isthmus Architecture at the price and for the purposes set forth above.