



Bismarck Airport

DATE: 10/1/2021

FROM: Gregory Haug, Airport Director

ITEM:

Consider Amendment 1 to August 10, 2021 KLJ Agreement.

REQUEST:

Consider Amendment 1 to August 10, 2021 KLJ Agreement.

Please place this item on the October 12, 2021 City Commission meeting agenda.

BACKGROUND INFORMATION:

On August 10, 2021 the Board approved an agreement with KLJ to demolish the Meisner Building and prepare the site for future development in accordance with the Airport Master Plan. To facilitate future development Airport staff asks the Board to approve Amendment 1 to the August 10, 2021 Agreement (Enclosure 1).

The staff has found that topographical survey is required to perform earthwork calculations. Staff originally planned to complete this work in a future project but found that the survey work needs to be accomplished before winter to keep the redevelopment project on track. Amendment 1 adds topographical data, staking and performing geotechnical exploration, CAD base map preparation/update based on information gathered. KLJ has proposed \$23,717.16 for this work. With Amendment 1 the new contract total will be \$110,799.09. Staff believes the fees to be reasonable.

The project will be funded initially from Airport cash reserves. Reimbursement for 100% of costs is planned through Cares Act Grant AIP 63.

RECOMMENDED CITY COMMISSION ACTION:

Approve the Amendment 1 to the August 10, 2021 Engineering Services Agreement with KLJ for Meisner Building Demolition at Enclosure 1.

STAFF CONTACT INFORMATION:

Greg Haug | Airport Director, 355-1808 or ghaug@bismarcknd.gov

ENCLOSURES:

1. KLJ Amendment 1



Amendment to Agreement for Professional Services

Project # 2105-00238

Amendment # 1

Background Data

- a. Effective Date of Agreement for Professional Services August 10, 2021
- b. Engineer KLJ Engineering LLC
- c. Owner City of Bismarck
- d. Project Meisner Building Demolition
- e. This Part of the Project Task 2 - Preliminary and Design Services

Nature of Amendment (check all that apply)

- Additional services to be performed by Engineer
- Modifications to services of Engineer
- Modifications to responsibilities of Owner
- Modifications to payment to Engineer
- Modifications to time(s) for rendering Services

Description of Modifications

As part of this project, topographic survey data is required in order to perform earthwork calculations. This topographic survey data was going to be performed with a follow on project but will be added into this project. There is also geotechnical work to be completed. The Amendment 1 additional services will include the following:

- Gathering topographic survey data for this project and a future project combined
- Staking and performing geotechnical exploration for this project and a future project combined so that this data can be gathered and is ready for design prior to winter for the future project
- CAD base map preparation / update based on the topographic information gathered

Agreement Summary (Task 2 - Preliminary & Design Services)

a. Original Agreement amount	<u>\$39,073.25</u>
b. Net change for prior Amendments	<u>\$0.00</u>
c. This Amendment amount	<u>\$23,717.91</u>
d. Adjusted Agreement amount	<u>\$62,791.16</u>

Agreement Summary (Task 3 Construction Administration / Construction Observation)

a. Original Agreement amount	<u>\$42,595.16</u>
b. Net change for prior Amendments	<u>\$0.00</u>
c. This Amendment amount	<u>\$0.00</u>
d. Adjusted Agreement amount	<u>\$42,595.16</u>

Agreement Summary (Task 14 - FAA Project Closeout Report)

a. Original Agreement amount	<u>\$5,412.77</u>
b. Net change for prior Amendments	<u>\$0.00</u>
c. This Amendment amount	<u>\$0.00</u>
d. Adjusted Agreement amount	<u>\$5,412.77</u>

Agreement Summary (entire Agreement)

a. Original Agreement amount	<u>\$87,081.18</u>
b. Net change for prior Amendments	<u>\$0.00</u>
c. This Amendment amount	<u>\$23,717.91</u>
d. Adjusted Agreement amount	<u>\$110,799.09</u>

Engineer and Owner hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect. The Effective Date of this Amendment is October 12, 2021.

Owner City of Bismarck
 Signed _____
 Name Steve Bakken
 Title President, Board of City Commissioners
 Date _____

Attest _____
 Name _____
 Title _____

Engineer KLJ Engineering LLC
 Signed _____
 Name Mark Anderson, PE
 Title VP, Environment & Public Works
 Date _____

Attest _____
 Name Tom Neigum, PE
 Title Project Manager



Attachment B
 Bismarck Airport - Meisner Building Demolition
 Bismarck, North Dakota
 KLJ #2105-00238; AIP 3-38-0003-063-2020 (CARES Act)
 Hourly Rate and Cost Breakdown

PHASE: Preliminary and Design Services - Amendment 1

KLJ Title	Principal Engineer	Senior Project Manager	Engineer	Environmental Planner III	Engineering Technician IV	Professional Land Surveyor	2-Person Survey Crew	Project Assistant II	Project Controls Specialist I	Project Manager	Engineer	Contract Administrator	Task/Direct Labor Cost
Agreement for Professional Services - Amendment 1		1										1	\$ 106.00
Subtotal													\$ 106.00
Project Administration													
Site Visit, Investigations and Data Collection			1										\$ 90.00
Coordinate Preliminary Soils Investigation		2	4										\$ 332.00
Preliminary Survey and Base Map Preparation		1	2	6		2	40						\$ 3,268.00
Subtotal													\$ 3,690.00
Total Hours	0	4	7	6	3	2	40	0	0	0	0	1	0
Hourly Rate	\$85.00	\$76.00	\$45.00	\$28.00	\$37.00	\$42.00	\$69.00	\$25.00	\$36.00	\$56.00	\$45.00	\$30.00	\$0.00

Direct Labor Total	\$ 3,796.00
Indirect Labor Total (1.8516 Overhead Rate)	\$ 7,028.67
Direct and Indirect Labor Total	\$ 10,824.67
Fixed Fee (15%)	\$ 1,623.70
Cost of Facilities (0.91%)	\$ 34.54
Subtotal	\$ 12,482.91

Expenses	
Air Charter	per trip @ trips
Per Diem	per day @ days
Materials and Supplies	
Other Expenses	Terracon - Geotechnical Services \$ 11,235.00

Expenses Total	\$ 11,235.00
Preliminary and Design Services - Amendment 1 Total Cost	\$ 23,717.91
Preliminary and Design Services - Adjusted Agreement Amount	\$ 39,073.25
Preliminary and Design Services - Original Agreement Amount	\$ 62,791.16

BISMARCK AIRPORT
MEISNER BUILDING DEMOLITION
KEY TASKS AND MILESTONES - AMENDMENT 1

Task	Deadline
Develop draft Detailed Scope of Services	February 5, 2021
Submit draft Detailed Scope of Services to Owner	April 26, 2021
Comments on draft Detailed Scope of Services received from Owner	April 28, 2021
Make revisions and submit draft Detailed Scope of Services to FAA	April 30, 2021
Comments on Detailed Scope of Services received by FAA (1 week allotted)	May 7, 2021
Review comments and prepare responses, then meet with Owner	May 12, 2021
Meeting with FAA and Owner to discuss FAA Comments	May 12, 2021
Detailed Scope of Services Refined by KLJ and resent to Owner after Owner / FAA review meeting	May 14, 2021
Owner reviews and approves Detailed Scope of Services	May 18, 2021
IFR information sent to Independent Consultant	May 21, 2021
IFR received by Owner (2 weeks allotted)	June 4, 2021
Scope and Hours negotiated Between Owner and Engineer	July 28, 2021
Agreement Signed	August 10, 2021
Owner issues Notice to Proceed to Engineer	August 13, 2021
Pre-Design Meeting with Owner	August 24, 2021
30% Design (2 weeks allotted)	September 10, 2021
30% Review Meeting	October 13, 2021
30% Design Refinement of CSPP	N/A
CSPP Submittal to FAA	N/A
Engineering Design Report Submittal to FAA	October 15, 2021
90% Design (2 weeks allotted)	October 29, 2021
Design - Preliminary General and Civil Specifications	November 5, 2021
Submit 90% Plans and Specifications to FAA for Review	N/A - not required
90% Plans and Specifications Comments due back from FAA Review	N/A - not required
Internal KL&J Review and External BIS Review (completed by date)	November 12, 2021
Design - Final Plans and Specifications	November 19, 2021
Advertise for Bids	November 26, December 3, December 10 of 2021
Pre-Bid Meeting	December 14, 2021
Bid Opening	January 10, 2022
Project Award	January 11, 2022
Submit FAA Application for Federal Assistance	January 21, 2022
Issue Notice of Award to Contractor	January 21, 2022
Start Construction	February 2022
End Construction	June 2022

Questions / Comments:

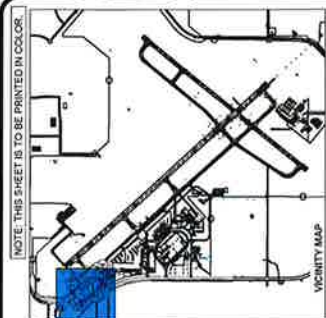
- Schedule assumes the demolition of the Meisner building will occur in the winter / spring of 2022.
- Items in green are revised per Amendment 1 to the Agreement for Professional Services.



GA APRON EXPANSION (PHASE 4)
 BISMARCK AIRPORT - CITY OF BISMARCK (OWNER)
 BISMARCK, NORTH DAKOTA

SOIL BORING EXHIBIT

SHEET	5
DATE	
REVISED	
TITLE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	072000021



Point #	Point Name	Existing
1	406.378284	1,902.83352
2	406.439221	1,902.53647
3	406.173204	1,902.77319
4	406.385339	1,902.79609
5	406.568391	1,902.70215
6	406.668292	1,902.80477
7	406.772115	1,902.82951
8	406.855115	1,902.46613
9	406.977109	1,902.34740
10	407.142384	1,902.33710
11	407.234293	1,902.15827
12	407.179190	1,901.88772
13	407.018115	1,902.10374
14	406.879133	1,902.22521
15	406.792120	1,902.32836
16	406.633186	1,902.40472
17	406.550136	1,902.48112
18	406.378136	1,902.35933
19	406.462102	1,902.31509
20	406.562120	1,902.24068
21	406.683171	1,902.13322
22	406.773131	1,902.06777
23	406.828193	1,901.84115
24	407.053131	1,901.81070



PRELIMINARY
 NOT FOR
 CONSTRUCTION

