Operations Building 1st Floor Remodel

Project Update and Increase in Scope

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Operations Building 1st Floor Remodel Goals

- Better security
- Better functionality for operator’s area
- Increased safety in lab, including limiting entrance
- More efficient use of space
- More inclusive workplace
- Improved working conditions and healthy workplace
- Larger and more cohesive “office” area
Existing floor plan
Existing conditions - public entrance
Existing conditions - vestibule
Existing conditions- Non-lab offices in lab
Existing conditions-
Operator’s lab
Current Status

• Retained Engberg Anderson Architects (August 2019)
• Completed space needs study, adjacency investigation, alternatives
  – Questionnaires and meetings w/ work groups
• Considered needs, priorities, improving working conditions, and making a better experience for visitors
• Developed conceptual plan
Conceptual Plan

• Directs all visitors, including those with disabilities, to a single welcoming entrance
• Improved security
• Separates lab and offices
• More cohesive office area
• Common cafeteria, gender-neutral bathroom and comfort/first aid room
• Allows for future addition
Scope increase

• New plan meets project goals, but to do so, additional scope items are needed:
  – Pedestrian Bridge
  – Revitalization of the main entrance

• Need an amendment to the design services contract
Requested Action

• Approve resolution for design services scope increase:
  – Increase $38K from $83K (not to exceed $100K) to $121K (not to exceed $130K)

• Commission concurrence with change in scope

• Any increase to total project cost will be requested at a later date (after bids)
  – Anticipate change from $1.7 million to $2.2 million
Questions?