



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 9/12/2024

**File ID:** TMP-4580

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**Department:** General Services

**Subject:**

**Type of Action:** Approval/Action

Resolution authorizing the Mayor to execute Modification No. 1 between the City of Huntsville and William M. Boehme & Associates Architects for the John Hunt Park Recreation Center.

Resolution No.

**Finance Information:**

**Account Number:** 4017-14-0000-522020-00000000

**City Cost Amount:** \$240,663.50

**Total Cost:** \$1,042,642.00

**Special Circumstances:**

**Grant Funded:** NONE

**Grant Title - CFDA or granting Agency:** N/A

**Resolution #:** N/A

**Location: (list below)**

**Address:** 3035 Leeman Ferry Road

**District:** District 1 ☐ District 2 ☐ District 3 ☐ District 4 ☒ District 5 ☐

**Additional Comments:**

Modification No. 1 to include changes in the scope of work resulting in additional redesign for civil, landscape, structural, architectural and electrical design services, to include an increase in the size of the recreation center building size from 53,000 SF to 64,000 SF, the addition of a pre-engineered metal structure (approximately 72,000 SF) covering 25 added pickle ball courts, additional streetscape improvements along Don Mincher Drive, Steve Ivey Drive and Phillip Dotts Drive.



## **RESOLUTION NO. 24**

**BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, and the Mayor that the contract with William M. Boehme & Associates for Architectural Services for the John Hunt Park Recreation Center, Huntsville, Alabama, approved and executed by the City of Huntsville, Alabama on the 27<sup>th</sup> day of October, 2022, be and the same is hereby amended as is reflected on Modification No. 1 and attached hereto.

**BE IT FURTHER RESOLVED** that the total contract amount be hereby is amended from Seven Hundred Ninety-Six Thousand Nine Hundred Seventy-Eight Dollars and 50/100s (\$796,978.50) plus Five Thousand Dollars and 00/100s (\$5,000.00) reimbursables for the total contract price of Eight Hundred One Thousand Nine Hundred Seventy Eight Dollars and 50/100s (\$801,978.50) to One Million Forty Two Thousand Six Hundred Forty Two Dollars and 00/100s (\$1,042,642.00) on behalf of the City of Huntsville, a municipal corporation in the State of Alabama to, including this Modification No. 1 in the amount of Two Hundred Forty Thousand Six Hundred Sixty Three Dollars and 00/100s (\$240,663.50), said Modification No. 1 is substantially in word and figures as attached hereto identified as “Modification No.1 to the contract between City of Huntsville and William M. Boehme & Associates, for the John Hunt Park Recreation Center,” consisting of five (5) pages together with the signature of the City Council President and an executed copy of said document being permanently kept on file in the Office of the City Clerk of the City of Huntsville, Alabama.

**ADOPTED** this the 12th day of September, 2024.

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President of the City Council of  
the City of Huntsville, Alabama

**APPROVED** this the 12th day of September, 2024.

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Mayor of the City of Huntsville,  
Alabama

STATE OF ALABAMA	)	Modification No.1 to the
	)	Agreement Between the
COUNTY OF MADISON	)	City of Huntsville, Alabama
		and William M. Boehme & Associates
		Dated October 27, 2022
		as adopted by Resolution No. 22-870

### **MODIFICATION NO. 1**

**THIS MODIFICTION TO AN AGREEMENT** is entered into on this the **12th** day of **September, 2024** by and between the City of Huntsville, Alabama (Owner) and William M. Boehme & Associates as adopted by Resolution 22-870 on October 27, 2022. The City of Huntsville does hereby modify the contract to continue providing Architectural services for the John Hunt Park Recreation Center.

**WHEREAS**, at the time of hire, the scope of work for the John Hunt Park Recreation Center was to include the architectural and engineering services for the design of the new recreation center (53,000 SF), gymnasiums, restroom, meeting rooms, office space, stage areas and lighted parking at the John Hunt Park Recreation Center.

**WHEREAS**, the scope of work for design services listed in Attachment "A" of the Agreement Between the City of Huntsville, Alabama and William M. Boehme & Associates Architects dated September 8, 2022 as adopted by Resolution No 22-870 is hereby to include the revised scope of work listed in the attached proposal dated August 28, 2024 from William M. Boehme & Associates Architects.

**WHEREAS**, changes in the scope of work resulted in additional redesign for civil, landscape, structural, architectural and electrical design services, to include an increase in the size of the recreation center building size from 53,000 SF to 64,000 SF, the addition of a pre-engineered metal structure (approximately 72,000 SF) covering 25 added pickle ball courts, additional streetscape improvements along Don Mincher Drive, Steve Ivey Drive and Phillip Dotts Drive. The additional fee increase is based upon the cost of construction (per Fite Building Company's Contract) of \$18,529,323.00 at a rate of 5.6% based upon the State of Alabama's fee schedule are hereby added to the agreement with William M. Boehme & Associates thereby increasing the overall fee for services.

**THEREFORE**, the previously established Not to Exceed amount of Eight Hundred One Thousand Nine Hundred Seventy Eight Dollars and 50/100s (\$801,978.50) for these professional services is hereby increased by the amount of Two Hundred Forty Thousand Six Hundred Sixty Three Dollars and 50/100s (\$240,663.50) thereby modifying the Not To Exceed Amount to be One Million Forty Eight Thousand One Hundred Fifty Nine Dollars and No/100s (\$1,042,642.00).

All other terms and conditions remain unchanged.

**CONTRACTOR**

**OWNER**

SEAL

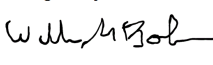
SEAL

**William M. Boehme**

**Tommy Battle**

By:

By:

Signed by:  
  
2C035DD2364A4B5...  
**(SIGNATURE)**

**(SIGNATURE)**

**William M. Boehme  
William M. Boehme & Associates  
7104 Garth Road  
Huntsville, AL 35802**

**Tommy Battle, Mayor  
City of Huntsville  
305 Fountain Circle  
Huntsville, AL 35801**

8/29/2024 | 2:18 PM CDT  
**(DATE OF EXECUTION)**

**September 12, 2024**  
**DATE OF EXECUTION)**

# ATTACHMENT A

## WILLIAM M. BOEHME & ASSOCIATES A R C H I T E C T S

August 28, 2024

Mr. Jeremy Millich, Project Manager  
General Services Department  
City of Huntsville  
P.O. Box 308  
Huntsville, Alabama 35804

RE: Architectural Services (Contract Modification #1)  
John Hunt Park Recreation Center  
For the City of Huntsville  
Huntsville, Alabama

Dear Mr. Millich,

With the change in scope of work for the above referenced project, a contract modification is requested to increase the design fees. The original proposal was for a Recreation Center of 53,000 SF, which was increased to 64,000 SF. Major changes to the site, for an increase in the number of additional pickle ball courts, has required a redesign for the civil, landscape, structural, architectural and electrical design services beyond the original scope of work. A pre-engineered metal structure (Approximately 72,000SF) requiring further structural engineering and architectural design, was added to cover the pickle ball courts. The initial site design has been reworked to accommodate the new pickle ball courts and location. Site lighting and landscaping has been altered as well, beyond original the original contract, adding additional design services.


Therefore the Contract Modification #1 is as follows:

Original Contract Amount:	\$ 801,978.50
Contract Modification #1:	<u>\$240,663.50</u> Additional Fee
Total Fee:	\$ 1,042,642.00

Additional Services: The additional amount of \$240,663.50 (5.6% of the construction contract per the State of Alabama fee schedule) is based upon the cost of construction \$18,529,323.00 (per Fite Building Company's Contract).

Please do not hesitate to contact me should you have any questions,

Sincerely,



William M Boehme

Cc: Chris O'Neil  
Natasha Wright

7104 Garth Road  
Huntsville, Alabama 35802  
Telephone (256) 457-2331

ATTACHMENT A

WILLIAM M. BOEHME & ASSOCIATES  
A R C H I T E C T S

September 8, 2022

Mr. Chris O'Neil, Facilities Project Manager  
City of Huntsville  
P.O. Box 308  
Huntsville, Alabama 35804

RE: A New Recreation Center at  
John Hunt Park  
For the City of Huntsville  
Huntsville, Alabama

Dear Chris:

We appreciate the opportunity to present this proposal for architectural services for the above referenced project. To determine the fee for this project, we outlined the scope of work based on the information that was provided. Our understanding of the scope of work for this project is as follows:

1. Provide Architectural and Engineering services for the design of the New Recreation Center at John Hunt Park for the City of Huntsville, per the attached Preliminary Floor Plan Drawing. The new facility (approximately 53,000 SF) will have (4) four full size gymnasiums, restroom, meeting rooms, office space and storage areas. The site will ~~contain lighted parking as required, as well as lighted pickle ball courts and landscaping.~~ per Owner provided program and information.
2. Develop a Master Plan, of the entire site, for the purpose of determining "Best Use" of the property, as well as phasing for future development to meet budgetary constraints.
3. Provide full architectural services to include: Schematic Design, Design Development, Construction Documents, Bidding/Negotiation and Contract Administration.
4. Provide Site observations during the duration of construction, number of visits to be determined at a later date.
5. The drawings for this project shall meet all Building Codes, as adopted by the City of Huntsville and State of Alabama.
6. Submit Plans to the State of Alabama Building Commission for ADA review and compliance.
7. Submit Drawings for approval by the City of Huntsville Planning Commission for Location, Character and Extent (LCE).

2314 Memorial Parkway South  
Huntsville, Alabama 35801  
Telephone (256) 457-2331



8. Provide Construction documents for the purpose of obtaining and securing competitive bids from General Contractors and acquiring a Building Permit.
9. Civil, Structural, Mechanical and Electrical Engineering are a part of the Basic Services, as required by the City of Huntsville Inspection Department.
10. Soil Testing, Boundary and Topographic Surveys are not included in this proposal.

Using the above scope of work, we propose to provide the services listed above as follows:  
\$13,282,975.00 cost of construction x 6.0% fee = \$796,978.50.

The fee will cover Schematic Design, Design Development, Construction Documents, Bidding & Negotiation and Construction Administration. This fee will change only if the scope of work deviates more than 10% by owner enacted adjustments.

Additional services will be at the owners request and shall be either negotiated or hourly as follows:

Architect:	\$200/hr
Engineer:	\$200/hr
Intern Architect:	\$105/hr
Draftsman:	\$95/hr
Administrative:	\$85/hr

Reimbursable expenses, such as reproduction of drawings and specifications, will be billed back to the owner at cost.

Should you require further information about this proposal, please contact me at your convenience. I look forward to hearing from you and would welcome your consideration and selection as the Architect for your project.

Sincerely,



William M. Boehme, Architect

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Huntsville, Alabama 35801  
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