



# Huntsville, Alabama

305 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 8/14/2025

**File ID:** TMP-5799

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**Department:** General Services

**Subject:**

**Type of Action:** Approval/Action

Resolution authorizing the Mayor to execute Modification No. 1 to the architectural agreement between the City of Huntsville and Arcspace Studio for the Huntsville Ice Sports Center Expansion.

Resolution No.

**Finance Information:**

**Account Number:** 4021-14-00000-522022-000000000

**City Cost Amount:** \$469,710.00

**Total Cost:** \$2,098,696.00

**Special Circumstances:**

**Grant Funded:** NONE

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

**Resolution #:** N/A

**Location: (list below)**

**Address:** 3185 Leeman Ferry Road

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

**Additional Comments:**

Modification No. 1 includes the increased amount \$469,710.00 to Arcspace Studio for the additional work that was provided by architects, drafters, interior designers, civil engineers, landscape architects, structural engineers, and mechanical engineers (including plumbing, gas, fire protection and HVAC), rink system engineers (for ice making), electrical engineers and support staff and the increased budget amount.



**RESOLUTION NO. 25-\_\_\_\_\_**

**BE IT RESOLVED** by the City Council of the City of Huntsville, Alabama, that the Mayor be, is hereby authorized to enter into Modification No. 1 to the Agreement by and between the City of Huntsville and Arcspace Studio for the additional amount of Four Hundred Sixty Nine Thousand Seven Hundred Ten Dollars and 00/100s (\$469,710.00) for a revised total amount of Two Million Two Million Ninety Eight Thousand Nine Hundred Eighty Six Dollars and 00/100s (\$2,098,986.00) for Architectural Services for the Huntsville Ice Sports Center Expansion, Huntsville, Alabama. Said agreement is substantially in words and figures similar to the certain document attached hereto and identified as “Modification No. 1 to the Standard Agreement between the City of Huntsville and Arcspace Studio, 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 14th day of August, 2025.

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

**APPROVED** this the 14th day of August, 2025.

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Mayor of the City of Huntsville,  
Alabama

[illegible]

## MODIFICATION NO. 1

**THIS MODIFICATION TO AN AGREEMENT** is entered into on this the **14th** day of **August, 2025**, by and between the City of Huntsville, Alabama (Owner) and Arcspace Studio as adopted by Resolution 24-255 on April 11, 2024. The City of Huntsville does hereby modify the contract to continue providing engineering services for the Huntsville Ice Sports Center Expansion at 3185 Leeman Ferry Road.

**WHEREAS**, at the time of hire, the Huntsville Ice Sports Center Expansion was based upon a budget of \$31,940,700.00 at 5.1% for a contract amount of \$1,628,986.00 listed in Attachment A of the Agreement between the City of Huntsville, Alabama, and Arcspace Studio, dated as adopted by Resolution 24-255 on April 11, 2024.

**WHEREAS**, the low bid of the contractor was \$49,475,919.00, which led to 10% being value engineered for the revised contract amount of \$44,653,101.00

**WHEREAS**, additional work was provided by architects, drafters, interior designers, civil engineers, landscape architects, structural engineers, mechanical engineers (including plumbing, gas, fire protection, and HVAC), rink system engineers (for ice making), electrical engineers, and support staff for all of these disciplines.

**WHEREAS**, the final negotiated construction contract amount is \$44,653,101.00, with an increased fee of \$469,710.00 at 4.7%. The fee is hereby added to the agreement with Arcspace Studio, thereby increasing the overall fee for services.

**THEREFORE**, the previously established Not to Exceed amount of One Million Six Hundred Twenty Eight Thousand Nine Hundred Eighty Six Dollars and No/100s (\$1,628,986.00) for these professional services is hereby increased by the amount of Four Hundred Sixty Nine Thousand Seven Hundred Ten Dollars and No/100s (\$469,710.00) thereby modifying the Not To Exceed Amount to be Two Million Ninety Eight Thousand Six Hundred Ninety Six Dollars and 64/100s (\$2,098,696.00).

All other terms and conditions remain unchanged.

CONTRACTOR \_\_\_\_\_ OWNER \_\_\_\_\_

SEAL

SEAL

**Darryl Bird**  
By:

**Tommy Battle**  
By:

\_\_\_\_\_  
(SIGNATURE)

(SIGNATURE)

**Darryl Bird**  
**Arcspace Studio**  
**304 Franklin Street**  
**Huntsville, AL 35801**

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

**(DATE OF EXECUTION)**

August 14, 2025  
**DATE OF EXECUTION)**

*The parties agree that any form of electronic signature, including but not limited to signatures via facsimile, scanning, or electronic mail, may substitute for the original signature and shall have the same legal effect as the original signature.*



## PROPOSAL FOR PROFESSIONAL SERVICES



304 Franklin Street SE  
Huntsville, AL 35801



256.536.1160  
256.694.3512



bird@arcspacestudio.com  
www.arcspacestudio.com

**we shape space**

MARCH 14, 2024

### HUNTSVILLE ICE SPORTS CENTER EXPANSION

City of Huntsville – John Hunt Park

### ATTACHMENT A

#### CITY OF HUNTSVILLE GENERAL SERVICES DEPARTMENT

Mr. Chris O'Neil, Facilities Projects Manager  
2411 Ninth Avenue  
Huntsville, AL 35805

**RE: PROPOSAL FOR PROFESSIONAL SERVICES**  
HUNTSVILLE ICE SPORTS CENTER EXPANSION

Dear Mr. O'Neil:

We are pleased to present the following proposal for the architectural and engineering services for the Huntsville Ice Sports Center Expansion project. This *Proposal for Professional Services* assumes a scope of work as presented during our early Schematic Design Review on Thursday, March 7, 2024. It is supplemented by the revised *Construction and Design Budget*, dated today and attached. This budget assumes a total construction and design project cost of \$38,360,781, a total construction cost of \$31,940,700 and a corresponding architectural and engineering fee of \$1,628,986.

The consultants to be used for this project are listed on the attached *Design Team Contact Information* document. Also attached are hourly rate sheets for each.

We will provide all necessary architectural and engineering services under the City's *Standard Form of Agreement*, except for the life-cycle cost study. The architectural and engineering fee was derived based on the following assumptions:

- A. The fee assumes the project, including both the Arena addition and the Curling Facility Addition, will be fully designed and bid as a single project. If the project is split out or if the scope of the project changes materially, we agree to amend the fee accordingly.
- B. The architectural and engineering fee pertains to the buildings and related site improvements. It equates to a percentage of the construction cost per the ADCM fee schedule for building group III.
- C. The architectural and engineering fee does not include testing, geotechnical engineering, and other fees typically paid by the City.

Please let me know if you need anything further. We look forward to working with you on this project.

Sincerely,

**DARRYL BIRD**

Principal Architect, ARCSpace STUDIO

Attachments



## SCHEMATIC CONSTRUCTION & DESIGN BUDGET



304 Franklin Street SE  
Huntsville, AL 35801



256.536.1160  
256.694.3512



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MARCH 14, 2024

### HUNTSVILLE ICE SPORTS CENTER EXPANSION

City of Huntsville – John Hunt Park

No.	Item Name	Estimate
1.	Site Improvements 5% Building Pad, Parking Lot, Plaza, Site Utilities, Sod, & Landscaping	\$ 1,560,000
2.	Substructure 7% Foundations, Slabs, and Subsurface Constructs	\$ 2,065,000
3.	Shell 32% 3.1 Superstructure \$ 5,496,000 3.2 Exterior Enclosure \$ 2,290,000 3.3 Roofing \$ 1,375,000	\$ 9,161,000
4.	Interiors 7% Doors, Partitions & Finishes, Stairs, Walls & Finishes, Ceilings	\$ 2,076,000
5.	Services 38% 5.1 Conveying Systems (elevators) \$ 500,000 5.2 Plumbing \$ 1,500,000 5.3 Fire Protection \$ 250,000 5.3 HVAC & Dehumidification \$ 2,800,000 5.5 Ice Mechanical \$ 3,650,000 5.5 Electrical \$ 2,298,000	\$ 10,998,000
6.	Equipment & Furnishings 4% Food Service Equipment, Furniture, Furnishings	\$ 1,032,000
7.	Special Construction 7% 7.1 Stadium Seating, Scoreboards, Rink Accessories \$ 1,725,000 7.2 Alterations to Existing Facilities \$ 890,000	\$ 2,145,000
8.	Contractor Fees 10% of Construction Hard Costs General Requirements, Overhead & Profit	\$ 2,903,700
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 31,940,700</b>
10.	Architectural & Engineering Fees** 5.1% of Total Construction Costs	\$ 1,628,976
9.	Contingency 15% of Total Construction Cost	\$ 4,791,105
<b>TOTAL - CONSTRUCTION &amp; DESIGN COST</b>		<b>\$ 38,360,781</b>

\* Soft construction costs do not include testing, aid to construction and other costs typically paid by the City.

\*\* Fee basis per Alabama Building Commission's fee schedule (Type III without major renovations.) Fees include full architecture and engineering services (civil, structural, plumbing, fire protection, mechanical and electrical).

**NOTE:** This budget is based on square footage numbers using industry standard cost guides and from data derived from Architect for projects similar in size and complexity. It is expressed in present day dollars and line items rounded. It is schematic in nature and will require refinement as the project scope is better defined.

**PREPARED BY DARRYL BIRD**, Principal Architect  
with assistance from Design Team members





## MODIFICATION TO CONTRACT REQUEST



304 Franklin Street SE  
Huntsville, AL 35801



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**we shape space**

JULY 22, 2025

### HUNTSVILLE ICE SPORTS CENTER EXPANSION

City of Huntsville – John Hunt Park

### ATTACHMENT B

#### CITY OF HUNTSVILLE GENERAL SERVICES DEPARTMENT

Mr. Chris O'Neil, Facilities Projects Manager  
Huntsville City Hall, 5th Floor  
305 Fountain Circle  
Huntsville, AL 35801

**RE:     MODIFICATION TO CONTRACT REQUEST**  
HUNTSVILLE ICE SPORTS CENTER EXPANSION

Dear Mr. O'Neil:

Please accept this letter as a request to modify our existing contract for architectural and engineering services for the Huntsville Ice Sports Center Expansion project.

The fee we were awarded in March of 2024 was for 5.1% of an estimated construction cost of \$31,940,700. Changes in scope, cost increases, and a variety of other factors resulted in a higher than anticipated low bid of \$49,475,919 on April 22, 2025. The Administration decided to negotiate with the low bidder and directed us to value engineer the project by 10%, in compliance State bid law. Through the efforts of the City, the low bidder, and the design team, this goal was achieved and City has now contracted with ARCO Murray for construction of the project for \$44,653,101.

This request is to adjust our professional services fee based on the negotiated contract amount of \$44,653,101. Per the *Manual of Procedures of The Alabama Division of Construction Management* fee schedule, the fee for a group III building of this cost would be 4.7% of the construction cost, or \$2,098,696. The difference between the \$2,098,696 fee (based on the actual contract) and the \$1,628,986 current fee is \$469,710. This amount is the modification we request.

Reducing the project cost of such a complex building project by 10% was a challenge for all involved. The effort involved extensive work on the part of the entire design team. The team consisted not only of Arcspace Studio's architects, drafters, and interior designer, but also civil engineers, a landscape architect, structural engineers, mechanical engineers (plumbing, gas, fire protection, HVAC), rink system engineers (ice making), electrical engineers, and support staff for all of the disciplines. Additional work that the team undertook included:

- Researching alternative materials and systems to propose value engineering items for consideration. This began with 41 items in a list dated April 29, 2025.
- Evaluating value engineering items proposed by the low bidder and their subs/suppliers for compliance with code and suitability.
- Combining the bidder's list and the design team's list for closer evaluation and supplementing the combined list with drawings.
- Coordinating possible design solutions between disciplines.
- Working with the City of Huntsville to document the value engineering items in a concise list form for evaluation and consideration. Several versions of the list were produced as the selections were refined.
- Working with the low bidder used to produce the the supporting documents required for the final VE list dated June 17, 2025, which contained 90 separate items for consideration.

- The goal was to provide **more** value engineered savings than the 10% objective so that the City could have some flexibility in what selections were made. We provided enough value engineering items so the low bidder was able to offer approximately \$713,000 beyond the 10% objective.
- Once the final value engineering decisions were made, drawings and specifications were again revised to reflect the actual final value engineering decisions. Some drawings which were revised earlier in the process reverted back to the previous designs while others required additional revisions.
- In the end, 215 of the original 291 drawing sheets required some level of revision, as well as 51 sections of technical specifications.

Please let me know if you need anything further. We look forward to continuing our work with you as we bring this project to fruition.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Bird'.

**DARRYL BIRD**

Principal Architect, ARCSpace STUDIO

