



# Huntsville, Alabama

308 Fountain Circle  
Huntsville, AL 35801

## Cover Memo

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**Meeting Type:** City Council Regular Meeting **Meeting Date:** 4/28/2022

**File ID:** TMP-1519

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**Department:** General Services

**Subject:**

**Type of Action:** Approval/Action

Resolution authorizing the Mayor to execute Modification #2 between the City of Huntsville and Chapman Sisson Architects for the Joe Davis Stadium Renovation

Resolution No.

**Finance Information:**

**Account Number:** 3020-14-00000-523021-00000000

**City Cost Amount:** \$ 295,745.00

**Total Cost:** \$2,316,185.00

**Special Circumstances:**

**Grant Funded:** \$

**Grant Title - CFDA or granting Agency:** Click or tap here to enter text.

**Resolution #:** Click or tap here to enter text.

**Location:**

**Address:**

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

**Additional Comments:**

Modification #3 to include an additional \$295,745.00 for additional architectural services, additional mechanical and plumbing services, additional electrical engineering, and additional structural engineering.

**RESOLUTION NO. 21-\_\_\_\_\_**

**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. 3 to the Agreement by and between the City of Huntsville and Chapman Sisson Architects for the additional amount of Two Hundred Ninety Five Thousand Seven Hundred Forty Five Dollars and NO/100's (\$295,745.00) for a total amount of Two Million Three Hundred Sixteen Thousand One Hundred Eight Five Dollars and NO/100's (\$2,316,185.00) for Architectural Services for the Joe Davis Stadium Renovation located at 3125 Leeman Ferry Road, Huntsville, Alabama. Said agreement is substantially in words and figures similar to the certain document attached hereto and identified as "Modification No. 3 to the Standard Agreement between the City of Huntsville and Chapman Sisson Architects", consisting of fourteen (14) 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 Treasurer of the City of Huntsville, Alabama.

**ADOPTED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor of the City of Huntsville,  
Alabama



**CONTRACTOR**

**OWNER**

SEAL

SEAL

**Robert Mercer** \_\_\_\_\_

**Tommy Battle** \_\_\_\_\_

By:

By:

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

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

**Robert Mercer**  
**Chapman Sisson Architects**  
**305 Church Street SW #805**  
**Huntsville, AL 35801**

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

\_\_\_\_\_  
(DATE OF EXECUTION)

\_\_\_\_\_  
(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.



October 8, 2019

**Mr. Ricky Willkinson**  
General Services Director  
City of Huntsville  
2411 9<sup>th</sup> Avenue  
Huntsville, Alabama 35805

**Project:** Joe Davis Stadium Renovation  
CSA Project No. 19023

**Subject:** Fee Agreement

Ricky:

Chapman Sisson Architects is pleased to present this fee proposal for architectural services for the renovation of Joe Davis Stadium. We understand the general project scope as follows:

**Scope of Services**

- Upgrade of existing structure to meet current seismic code requirements.
- Removal of some existing seating to reduce capacity, and provide a better spectator experience, adding retaining walls and grass berms where appropriate.
- Replace existing natural grass baseball field surface with new synthetic field to accommodate football and soccer use.
- Add grandstands to the east (visitor) side of field, and associated walkways and retaining walls.
- Removal of existing private boxes to create an outdoor spectator terrace, retaining some boxes at the 50 yard line to repurpose as a new press box.
- Upgrade of existing locker room facilities, concession areas and offices.
- Renovation of exterior of the stadium to include some John Hunt Park standards, and help it become a northern "anchor" to the Park. This includes, but is not limited to, wrought-iron style fencing and columns, CMU column wraps, new roofing and lighting.
- Upgrade concrete entry plaza.
- Survey of gravel lot directly north of John Hunt Festival Grounds and area to include the terminus of Jaycee Way (Alternate 1 Survey Area)
- Renovation of existing parking areas directly west and south of the stadium (Alternate 2 Design Task).
- Design of parking area at location of gravel lot directly north of John Hunt Festival grounds (Alternate 3 Design Task)
- Design of Jaycee Way connector and traffic circle (Alternate 4 Design Task)

Chapman Sisson Architects will provide the following services for this project: Architectural and Interior Design, , Structural Engineering, Mechanical Engineering, Plumbing and Fire Protection Engineering, Electrical Engineering and Landscape/Irrigation Design. Our services will not include Geotechnical Engineering or Hazardous Material Testing and Removal.

**Project Budget and Fee Calculation**

The fee will be based on a budget provided by the City of Huntsville of **\$8,000,000**. It is understood that several portions of the project (i.e. civil work) will be performed by the City of Huntsville.

**Basic Services**

Architectural Fee- (Chapman Sisson)	\$391,010
Interior Design Fee (Chapman Sisson)	\$ 30,500
Structural Engineering Fee (PEC Engineering)	\$ 51,850
Mechanical/Plumbing/Fire Protection Fee (ESI, Inc)	\$ 69,780
Electrical Engineering Fee (CCE, Inc)	\$ 76,860
Base Civil Engineering Fee - (Johnson & Associates)	<u>\$ 66,030</u>
<b>TOTAL A/E/Consultants Fee</b>	<b>\$676,030</b>

**Other Services**

Athletic Field and Landscape Consultant (Holcomb Norton Partners)	\$33,000
Base Topographic Survey (Johnson & Associates)	\$56,375
Alternate 1 Survey Area- Topographic Survey (Johnson & Associates) Parking Lot Lighting Design (CCE)	\$27,500
Alternate 2 Design Task— Renovate Existing Parking Lots West and South of Stadium (Johnson & Associates) Parking Lot Lighting Design (CCE)	\$76,662
Alternate 3 Design Task— Design of Parking Area South of Alternate 2 (Johnson & Associates)	\$63,518
Alternate 4 Design Task- of Jaycee Way Connector and Traffic Circle (Johnson & Associates)	<u>\$132,000</u>
<b>TOTAL Fee with Other Services Included</b>	<b>\$1,066,085</b>

Based on the budget listed above, we will invoice monthly based on the following percentages of completion:

Schematic Design	20%
Design Development	15%
Construction Documents	45%
Bidding/Negotiation	5%
Construction Administration	15%

**Additional Fee For Scope Change**

The architectural fee shall be revised accordingly if Owner chooses to increase the project scope or increase the project budget. The Alabama State Fee Schedule rates will be used to determine any fee increases.

The Architect shall be paid a design fee for any Additive Bid Alternates included in the bid documents at the Owner's request, whether or not the Additive Bid Alternates are accepted and the work constructed. The Bid Alternate Design Fee covers Schematic Design, Design Development, Construction Documents and Bidding and Negotiation phases of work required to design and document such Bid Alternates, and shall be equal to 85% of the project fee applied to the lowest responsible bid received for each unaccepted Bid Alternate.

### Design Team

Chapman Sisson Architects will use the following consultants on this project:

Johnson & Associates – Civil Engineering  
PEC Structural Engineering – Structural Engineering  
Engineered Solutions, Inc. (ESI) – Mechanical, Plumbing and Fire Protection Engineering  
Construction Consulting Engineering (CCE)– Electrical Engineering  
Holcomb Norton Partners (HNP) – Athletic Field Consultant

### Hourly Rates

Any additional services fees (for CSA) as per the Standard Agreement will be billed at the following hourly rates:

Principal	\$200
Senior Architect	\$175
Architect 1	\$150
Architect 2	\$130
Interior Designer	\$120
Interior Design Intern	\$80
Office Management Staff	\$75
Administrative	\$60

Thank you for the opportunity to work with the City of Huntsville on this great project. We look forward to delivering a successful job that exceeds all expectations!



Robert Mercer  
Sr. Architect  
Design Director

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Jobs\19029\Contract\ Fee Letter 2019\10\08 doc

CONTRACTOR

OWNER

SEAL

SEAL

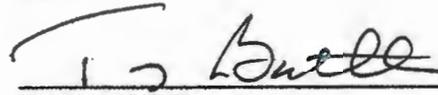
Robert Mercer

Tommy Battle

By:

By:

  
(SIGNATURE)

  
(SIGNATURE)

Robert Mercer  
Chapman Sisson Architects  
305 Church Street SW #805  
Huntsville, AL 35801

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

6.19.2020  
(DATE OF EXECUTION)

6/25/2020  
(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.



June 8, 2020

**Mr. George Wheatley**  
City of Huntsville  
General Services Department  
2411 9th Avenue  
Huntsville, Alabama 35805

**Project:** Joe Davis Stadium Renovation  
CSA Project No. 19037

**Subject:** Change Order Proposal to Original Design Fee

George:

Per the direction given by the City, I have proposed this change order to our original design fee set forth in our original Standard Agreement For Professional Architectural Services signed and dated on November 7, 2019 for the Joe Davis Stadium renovation project. This change order contains the following:

**Additional Civil Engineering and Surveying (Johnson & Associates - See Attachment A)**

Additional work includes performing engineering design for approximately 6,000 LF of storm drainage diversion piping in support of the Joe Davis Stadium renovation project. This work will result in a separate design package to be performed by the Public Works Department of the City of Huntsville. Chapman Sisson Architects will have additional coordination and management scope associated with this package (See Attachment C).

**Audio/Visual Consulting Services (Soundbank – See Attachment B)**

Additional work includes the design of stadium audio systems, digital scoreboards, and distributed audio/visual systems.

**Total Fee Increase**

Johnson & Associates		\$186,458
	CSA 10% Markup	\$18,646
Chapman Sisson Architects Additional Scope (Attachment C)		<u>\$8,800</u>
Civil Change Order Fee		<b>\$213,904</b>



Soundbank A/V Consulting

\$27,660

AV Change Order Fee

CSA 10% Markup

\$2,766

**\$30,426**

**TOTAL Change Order Fee**

**\$244,330**

If this proposal meets your approval, please provide the appropriate signature below.

ARCHITECT

OWNER

Robert Mercer

Tommy Battle

By:

By:

A handwritten signature in cursive script, appearing to read 'Robert Mercer', written over a horizontal line.

(SIGNATURE)

Chapman Sisson Architects  
305 Church Street, Suite 805  
Huntsville, Alabama 35801

A handwritten signature in cursive script, appearing to read 'Tommy Battle', written over a horizontal line.

(SIGNATURE)

City of Huntsville  
308 Fountain Circle  
Huntsville, Alabama 35801

(DATE OF EXECUTION)

June 25, 2020  
(DATE OF EXECUTION)



## ATTACHMENT A-3

April 20, 2021

**Mr. George Wheatley**  
City of Huntsville  
General Services Department  
2411 9th Avenue  
Huntsville, Alabama 35805

**Project:** Joe Davis Stadium Renovation  
CSA Project No. 19037

**Subject:** Change Order No.2  
Proposal to Original Design Fee

George:

Per the direction given by the City, I have proposed this Change Order No.2 to our original design fee set forth in our original Standard Agreement for Professional Architectural Services signed and dated on November 7, 2019 for the Joe Davis Stadium renovation project. This change order contains the following:

**Additional Architectural Fee Based on Increased Estimate of Construction Cost -  
(See Attachment A)**

Previous fee calculation was based on a project construction cost of \$8M which rehabilitated the stadium for the purposes of high school football. Previous scope included ADA modifications, mechanical, plumbing, and electrical system modifications, and upgrades to the field to make the building operational for this purpose. Chapman Sisson Architects has been asked to proceed based on a new estimated construction cost of \$19,824,104. This increase in construction cost is due in-part to the following additions and infrastructure, which will host a minor league professional soccer team:

- Upgraded concession areas and equipment
- New chair back seating
- New video scoreboard
- Two new stand-alone Concession Areas
- Increased landscaping and lighting
- New elevator
- New concrete paving and concourse
- Additional Terrace level Restrooms
- Field Level Athletic Storage Facility
- Upgraded field lighting to 100fc
- New soccer press boxes
- Audio/Visual system
- Private Field Level Boxes
- Media Broadcast Infrastructure
- Official's locker room
- Waterproofing of stadium interior
- New and expanded Locker Rooms
- New permanent Visitor Seating



**Additional Civil Engineering and Surveying (Johnson & Associates - See Attachment B)**

Additional work includes Additional Boundary and Topographic Surveys, Tract Sketches and Legal Descriptions for Easement Acquisitions, Re-Design of Southeast Parking Area and Coordination of Northeast Area to Accommodate Potential Development.

**Total Fee Increase Summary**

Chapman Sisson Architects

<b>Architecture/Design Change Order Fee</b>		<b>\$666,672</b>
Johnson & Associates		\$40,321
	CSA 10% Markup	<u>\$4,032</u>
<b>Civil Engineering Change Order Fee</b>		<b>\$44,353</b>
	<b>TOTAL Change Order Fee</b>	<b><u>\$711,025</u></b>

If this proposal meets your approval, please provide the appropriate signature below.

ARCHITECT

OWNER

Robert Mercer

Tommy Battle

By:

By:

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

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

Chapman Sisson Architects  
305 Church Street, Suite 805  
Huntsville, Alabama 35801

City of Huntsville  
308 Fountain Circle  
Huntsville, Alabama 35801

April 21, 2021

5-27-2021

\_\_\_\_\_  
(DATE OF EXECUTION)

\_\_\_\_\_  
(DATE OF EXECUTION)



**Joe Davis Stadium Renovation - CSA Project No. 19037**

Revised Fee Calculation Based On Increased Cost Estimate 4/7/21

4/20/2021

Change Order No.2 -- April 20, 2021

<u>Revised Building Cost including Alternates (April 7, 2021)</u>	\$19,824,104
Less Previous Cost Basis	(\$8,000,000)
Net New Construction Cost Scope	<b>\$11,824,104</b>
Revised Fee Basis (Total A/E Fees)	\$666,672

State Fee Schedule for \$19.8m project = 5.6%  
 60% of total design is heavy renovation-  
 Therefore, CSA used 15% renovation markup for fee basis (25% x 60% = 15%)  
 Renovation factor of 15% = 5.6% x 1.15= 6.44%

<u>revised cost</u>	<u>% of const</u>	<u>AE fee</u>
\$19,824,104	6.44%	\$1,276,672
Subtract Original A/E Fee		(\$610,000) *\$8M x 7.625% = \$610,000
TOTAL Revised Fee Add		<b>\$666,672</b>

*Includes design for all add alternates through construction*

Add Civil Engineering Modifications to Parking Lot Design (JA) -- per proposal 3/10/21 \$44,353

**Total Base Bid Fee Increase -- Change Order #2** **\$711,025**

If Alternate #1 is not accepted for Construction	Deduct	(\$4,774)
<i>New Beer Cooler Fit-up at Concession #2</i>		
<i>New Kitchen Fit-up at Concession #4</i>		
If Alternate #2 is not accepted for Construction	Deduct	(\$7,136)
<i>South Terrace Floor Structure/Restrooms</i>		
If Alternate #3 is not accepted for Construction	Deduct	(\$1,694)
<i>Electrical Portion of Perforated Panels</i>		
If Alternate #4 is not accepted for Construction	Deduct	(\$1,133)
<i>A/V upgrades</i>		



## ATTACHMENT 4

March 15, 2022

**Mr. Ricky Wilkinson**  
Director  
General Services Department  
City of Huntsville

Project: Joe Davis Stadium Renovation  
CSA Project No. 19037

Subject: Fee Increase Due to Added Scope

Mr. Wilkinson:

Per your direction at our meeting on January 26th, Chapman Sisson and other members of their design team listed below are proposing this fee increase proposal due to work performed on additional scope outside of the original contracted amount on the Joe Davis Stadium project. This fee increase proposal is intended to be a Change Order to our original design fee set forth in our original Standard Agreement for Professional Architectural Services signed and dated on November 7, 2019, (and subsequent contract modifications). This change order proposal to our fee contains the following:

### **Summary of Additional Fees Based on Changes in Scope:**

#### **1. Additional Architectural Services - Chapman Sisson Architects:**

Additional Architectural Fees Incurred Are As Follows:

- Full Furniture, Fixtures and Equipment (FFE) Package (CSA has historically charged 10% of FFE Cost) \$49,000
- Signage Consultant, Coordination, and additional Signage Design Package Due to Soccer Team Requirements (Not in Original Scope) \$28,646
- Increase of Renovation Factor From 15% to 21%, (increasing overall fee to 6.78%). (State Fee Schedule allows up to a 25% increase). Due to amount unforeseen conditions uncovered and increasing complexity and rework, the design team feels that 21% (out of 25%) is a fair percentage increase. \$65,420
- Meetings, Tours, and Marketing Renderings for Professional Soccer Team (Figured at current hourly rates) \$10,435
- Re-Packaging and Re-Design for Construction Set Including All V.E (Modified Construction set not currently in contract) \$15,222
- **Total Architectural Fee Increase** **\$168,723**

#### **2. Additional Mechanical and Plumbing Services - Engineering Services, Inc.:**

Additional Mechanical and Plumbing Fees Incurred Are as Follows:

- Multiple versions of the Part 4 upper level requested.
- High school locker room revision in Part 6 (alternate version removed from project).

- Multiple versions of the official's locker room in Part 6.
  - Complete redesign of Part 2 concessions building.
  - Multiple versions of alternate kitchen in Part 2 concession building.
  - Existing concession buildings design (multiple changes) in Part 4 that was later removed, and new buildings added in their place.
  - Heating and ventilation systems removed and replaced with air-conditioned space in Part 2 concession building.
  - Heating and ventilation systems removed and replaced with air-conditioned spaces in Part 4 concession buildings.
  - Heating and ventilation systems removed and replaced with air-conditioned space in Part 6 beer garden.
  - Public Works Package (Not in Original PW Scope).
  - Re-Packaging/Design for Construction Set Including All V.E.
- |   |                 |
|---|-----------------|
| <b>Total Mechanical and Plumbing Fee Increase</b> | <b>\$68,897</b> |
|---|-----------------|

**3. Additional Electrical Engineering - Construction Consulting Engineering:**

Additional Electrical Fees Incurred Are as Follows:

- |  |                |
|--|----------------|
| • Re-Packaging/Design for Construction Set     | \$2,800        |
| • <u>Additional Public Works Package Scope</u> | <u>\$2,240</u> |
| • <b>Total Electrical Fee Increase</b>         | <b>\$5,040</b> |

**4. Additional Structural Engineering – PEC Structural Engineering:**

Additional Structural Fees Incurred Are as Follows:

- |   |                 |
|---|-----------------|
| • Public Works Package (PEC scope not in original contract)             | \$5,880         |
| • Engineering and Design for Backflow Box (Request by Public Works)     | \$3,540         |
| • Re-Engineering for CMU When Redi-Rock Withdrew from Job               | \$15,180        |
| • Re-Design of Lateral Bracing System Around Exist Conc. Walls          | \$4,425         |
| • Re-Design of Grade Beams Due to Inaccurate Existing Building Drawings | \$7,860         |
| • <u>GC Requested Changes to Accommodate Cheaper Const. Sequencing</u>  | <u>\$16,200</u> |
| • <b>Total Structural Fee Increase</b>                                  | <b>\$53,085</b> |

**Total Fee Increase Summary**

Chapman Sisson Architects	
<b>Architecture/Design Change Order Fee</b>	<b>\$168,723</b>
Engineering Services, Inc. (ESI)	
<b>Mechanical and Plumbing Change Order Fee</b>	<b>\$68,897</b>
Construction Consulting Engineering (CCE)	
<b>Electrical Engineering Change Order Fee</b>	<b>\$5,040</b>
PEC Structural Engineering	
<b>Structural Engineering Change Order Fee</b>	<b><u>\$53,085</u></b>
<b>TOTAL Change Order Fee</b>	<b>\$295,745</b>

If this proposal meets your approval, please provide the appropriate signature below.

ARCHITECT

OWNER

Robert Mercer

City of Huntsville

Tommy Battle, Mayor

By:

By:



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

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

Chapman Sisson Architects  
305 Church Street, Suite 805  
Huntsville, Alabama 35801

City of Huntsville  
308 Fountain Circle  
Huntsville, Alabama 35801

March 15, 2022

\_\_\_\_\_  
(DATE OF EXECUTION)

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