

Agenda Report

DATE: DECEMBER 16, 2002

TO: CITY COUNCIL
THROUGH: FINANCE COMMITTEE (12/9/02)

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH ENGLEKIRK AND SABOL CONSULTING STRUCTURAL ENGINEERS INC., IN AN AMOUNT NOT TO EXCEED \$142,700, FOR DESIGN OF THE SEISMIC RETROFIT OF THE GLENARM POWER PLANT

RECOMMENDATION

It is recommended that the City Council:

- 1) Amend the FY 2003 Capital Improvement Program to include a new project, Seismic Retrofit of the Glenarm Power Plant (budget account 71138);
- 2) Recognize \$142,700 in unanticipated income from FEMA and appropriate \$142,700 to account number 71138 to cover the cost of the services provided;
- 3) Authorize the City Manager to enter into a contract in an amount not-to-exceed \$142,700 with the firm of Englekirk and Sabol Consulting Structural Engineers Inc., to provide design services, construction and bidding documents, and construction phase services for the seismic retrofit of the Glenarm Power Plant Building. Competitive Bidding is not required pursuant to City Charter Section 1002(F), contracts for professional or unique services.

BACKGROUND

In the wake of the 1994 Northridge earthquake, the City commissioned an Architectural/Engineering Evaluation Report of the damage at the Glenarm Power Plant. Based on that report, the Federal Emergency Management Agency (FEMA) approved a Damage Survey Report (DSR) and eventually offered the City a Grant Acceleration Program (GAP) settlement in the amount of approximately \$1.3 million for repair of the seismic damage in accord with the provisions of the DSR.

The City had previously considered redirecting those funds to an alternate project, the City Hall retrofit project, and as a consequence took no steps to proceed with the Glenarm Power Plant retrofit. However, now that Art Center has entered into negotiations with the City to lease and develop the Glenarm building as a museum and gallery, along with related facilities, it is timely to initiate the seismic retrofit. The City has advised FEMA of its intent to proceed with the retrofit in accord with the approved DSR, and FEMA has granted an extension to August 29, 2003 for the City to complete the work.

Staff prepared a Request for Proposals (RFP) for design services to complete the seismic retrofit of the building. Services include structural design, preparation of construction and bidding documents, and construction phase services. Architectural designs also will be provided so as to restore surfaces and finishes that are disturbed by the structural work to their historically correct state. Since the building has been determined to be eligible for listing on the National Register, all work will be done in compliance with the Secretary of the Interior Standards for Historic Buildings. Under such circumstances, the project is categorically exempt per CEQA requirements. This exemption is expected to be confirmed at the conclusion of the first phase of the consultant's work, which will be a complete definition of the nature of the structural retrofit work that will be required.

The availability of the RFP was posted on the City's web site and three proposals were received by the due date, November 18. Based on the criteria established in the RFP, which is summarized below, the firm of Englekirk and Sabol Consulting Structural Engineers Inc., received the highest evaluated score and is therefore recommended for a contract award. The firm was established in 1978 and has specialized in seismic retrofit work and has provided such services for many signature buildings in the Los Angeles area, including the original buildings on the UCLA campus. The firm has offices in Los Angeles, Orange County and Hawaii. As its architectural associate, ESI will work with Gonzalez/Goodale Architects with offices in Old Pasadena.


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	Max Points	Brandow & Johnson	Structural Focus	Englekirk & Sabol
Qualifications of Firm/Team	45	43.25	41.75	44.3
Management Approach	25	20	23	25
Fee	15	3.75	13.5	15
Availability	10	10	10	10
Local Pasadena	5	2.5	0	2.5
TOTAL SCORE	100	79.5	88.25	96.8

The fee will be on a time and materials basis, with a not-to-exceed maximum contract price of \$142,700. The schedule proposed by ESI provides for the delivery of structural retrofit plans and architectural plans to the City for plan check in ten weeks.

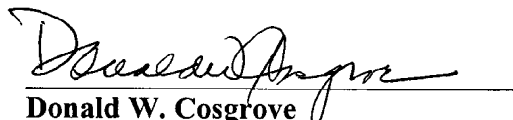
FISCAL IMPACT

The cost of this work will be reimbursed by FEMA and will not require any local funds.

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

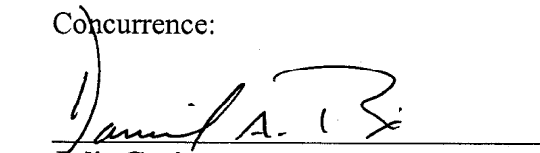
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