

# Agenda Report

**TO:** CITY COUNCIL May 3, 2004  
**FROM:** CITY MANAGER  
**THROUGH:** FINANCE COMMITTEE  
**SUBJECT:** MODIFICATIONS TO CITY HALL SEISMIC RETROFIT PROJECT SCOPE, AWARD A PROFESSIONAL SERVICES CONTRACT TO HISTORICAL RESOURCES GROUP AND A CONTRACT AMENDMENT FOR THE PROJECT ARCHITECT, ARCHITECTURAL RESOURCES GROUP

## RECOMMENDATIONS

It is recommended that the City Council:

1. Approve a revision to project scope and corresponding reduction in costs by \$180,000 in order to reduce the imbalance between the City Hall Seismic Retrofit project cost estimate and the budget approved by City Council on August 11, 2003.
2. Authorize a professional services contract for an amount not to exceed \$225,000 to Historical Resources Group to perform the services of the Historical Preservation Consultant as required by FEMA and the State Historical Preservation Office.
3. Authorize an Amendment to Contract Number 16899-1 with Architectural Resources Group ("ARG") in the amount of \$104,500, thereby increasing the contract amount from \$6,342,754 to \$6,447,254 as follows:

A.	Audio visual design services	41,500
B.	Exterior lighting design services	24,000
C.	Code signage design services	10,000
D.	Structural engineering re-design (moat wall shoring)	<u>29,000</u>
	Total	\$104,500

To the extent any of the proposed amendments represent work that may be considered separate and should be bid separately, it is recommended that the City Council grant the proposed amendments an exemption from the Competitive Selection process of the Competitive Bidding and Purchasing Ordinance, pursuant to P.M.C. section

4.08.049(B), contracts for which the City's best interests are served. Competitive bidding is not required for any of these services pursuant to City Charter Section 1002(F), contracts for professional or unique services.

#### **PROJECT SCOPE ADJUSTMENT**

Staff has held numerous budgetary reviews and discussions with the architect, construction manager, and the City Hall Restoration Oversight Committee. During the February 11, 2004 meeting, the Oversight Committee motioned in favor of recommending a budget and scope-of-work adjustment in the amount of \$180,000. The corresponding scope-of-work adjustment is for not installing additional structural support in the vaulted "rosette" ceiling located at the Garfield entry rotunda. The current ceiling does not pose a life and safety threat. Based on the fact that the building will be base isolated, the aesthetic damage to this area during a seismic event is expected to be minimal. Accepting this scope-of-work adjustment in the amount of \$180,000 will decrease the cost estimate to \$95,682,000 and result in reducing the current budget overage from \$2,589,000 to \$2,409,000.

#### **AUTHORIZE A CONTRACT WITH HISTORICAL RESOURCES GROUP**

Pursuant to the funding requirements of the Federal Emergency Management Agency (FEMA), a historical preservation consultant, approved by the State Historical Preservation Office, must be hired to provide oversight services during construction activities at City Hall.

On February 19, 2004, staff solicited requests for proposal for Historical Preservation Consultant services. Two potential consultants responded to the solicitation: Historical Resources Group and Kaplan Chen Kaplan. A selection committee was organized and included staff, Randy Shulman of the Historic Preservation Commission, Sue Mossman of the Oversight Committee, Lambert Giessinger of the Oversight Committee, and representatives from the project architect and the construction manager firms. On March 8, 2004, Payton Hall of Historical Resources Group was recommended for selection as the Historical Preservation Consultant, pending final concurrent approval by the State Historical Preservation Office.

#### **ARCHITECT CONTRACT AMENDMENT**

For accountability purposes, staff is recommending assigning additional design services to ARG. On January 26, 2004, the Finance Committee requested staff to instruct the project architect, Architectural Resources Group (ARG), to perform a more thorough solicitation of local Pasadena design professionals. Since that time, ARG has conducted an extensive search for local Pasadena design professionals to perform: 1) audio visual designs required in the Council Chambers, 2) exterior building lighting and 3) "code" related signage. ARG is committed to supporting the local community and has since opened a local office in the City of Pasadena. As outlined in the attached ARG correspondence, local re-solicitation of design services has resulted in the following recommendations:

1. Audio visual design services (\$41,500): Architectural Resources Group proposes to retain the non-local firm of Shen Milson Wilke ("SM&W") to perform technology-related design services for the Council Chambers, exterior courtyard, and front entry along Garfield Street.
2. Exterior lighting design services (\$24,000): Architectural Resources Group proposes to retain the non-local firm of Horton Lees Brogden ("HLB") to perform exterior lighting design services for the City Hall building.
3. Code signage design services (\$10,000): Architectural Resources Group proposes to retain the local Pasadena firm of Foresight Creations to perform code signage design services for the City Hall project.
4. Structural engineering services (\$29,000): Architectural Resources Group has previously retained the firm of Forell/Elsesser Engineers, Inc. to perform structural engineering services for the City Hall project. An increase to Forell/Elsesser Engineers, Inc.'s contract is recommended to simplify the design of the moat wall, which will result in a significant reduction in construction costs. The proposed design is to provide permanent shoring for the moat wall in lieu of temporary shoring which would require future removal.

Such services have been anticipated and budgeted for in the City Hall project budget. This report recommends a \$104,500 increase to the not-to-exceed amount of Contract Number 16899-1 with ARG. ARG's contract will increase from \$6,342,754 to \$6,447,254.

#### **FISCAL IMPACT**

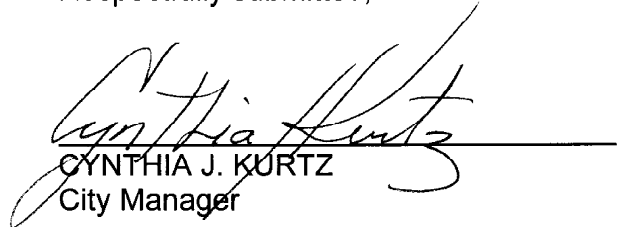
Funding for the project has been approved and budgeted in the amount of \$93,273,000. The implementation of the above scope-of-work reduction/adjustment leaves a project budget shortfall of \$2,409,000 as follows:

<u>Item</u>	<u>Project Budget</u>	<u>Cost Estimate</u>	<u>Budget Overage</u>
1. Project Valuation	\$93,273,000	\$95,862,000	\$2,589,000
2. Budget Adjustment	-	(\$180,000)	
3. Revised Budget/Cost Estimate	\$93,273,000	\$95,682,000	\$2,409,000

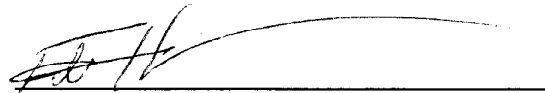
It is important to note that the revised cost estimate does include \$7.9 million in project contingency. Staff is reluctant to reduce project contingency pending completion of the final project cost estimate. The final cost estimate report, based on the completion of the 100% construction document submittal, will be completed in June, 2004.

While it is likely that project budget challenges will remain, staff will be working with the City Hall Restoration Oversight Committee staff to develop a list of potential scope reduction topics and/or items which can be deferred in order to meet the project budget.

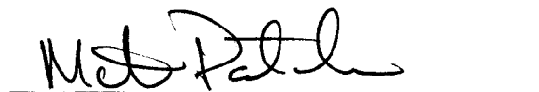
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager


Prepared by:

  
FOSTER HILDRETH  
City Hall Seismic Retrofit Project Manager  
Department of Public Works

Approved by:

  
MARTIN PASTUCHA, Director  
Department of Public Works

Concurrence:

  
JAY M. GOLDSTONE, Director  
Department of Finance