

Agenda Report

TO: City Council

DATE: March 29, 1999

FROM: City Manager

SUBJECT: REQUEST TO AWARD CONSTRUCTION MANAGEMENT SERVICES CONTRACT TO DANIEL, MANN, JOHNSON & MENDENHALL FOR THE CITY HALL SEISMIC UPGRADE PROJECT IN AN AMOUNT NOT TO EXCEED \$100,000.

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to enter into a contract with Daniel, Mann, Johnson & Mendenhall (DMJM) for construction management services for the City Hall Seismic Upgrade Project, in an amount not to exceed \$100,000.

BACKGROUND:

After the Northridge earthquake, January 1994, Architectural Resources Group and Forell/Elsesser Engineers, Inc. were selected through a competitive selection process to: 1) Provide a structural inspection and evaluation of the City Hall. 2) Develop seismic upgrade recommendations using modern seismic engineering standards/codes.

The Federal Emergency Management Agency has obligated \$6.6 million for this project. The FEMA will disburse these funds only if the City has selected a scheme and has developed complete Schematic Documents and a firm construction cost estimate no later than August 1, 1999. The FEMA also requires an approval from the State Historical and Preservation Office (SHPO) by April 1, 2000. In order to achieve the above listed items by the date given, the City has to start the programming and the schematic drawings now. The construction management (CM) firm's involvement is essential to contribute to the programming and schematic phase of this project. The construction managers will contribute by providing constructability review, value engineering, cost control and suggestions for multi-prime bid packages, which will save time and money for the City.

SELECTION PROCESS:

A request for Qualifications (RFQ) was advertised in the Pasadena Star News on January 7, 1999, and a trade newspaper for a construction management firm. A total of fourteen (14) RFQ's were picked up by CM Firms. On January 28, eight official submittals were received in response to the RFQ. One submittal was rejected since it was received late.

A selection committee was formed by the City to make a final selection of a Construction Management Firm. The selection committee consisted of five members. Out of the five members, two were City staff and the other three were representatives of the following institutions:

CALTECH

Pasadena Heritage

American Institute of Architects (Pasadena and Foothill Chapter)

On February 10, the committee short listed three firms and requested them to make a presentation on February 25, 1999. The three short listed firms were:

- 1) Turner Construction Co. 2) The JCM Group and 3) DMJM

After the presentation and questions & answers the committee selected DMJM as number one and Turner Construction Co. as second and the JCM Group third. The average total points each firm received from the committee members are as follows: (Score sheet attached)

DMJM	88.60	out of 100 maximum pts.
Turner	76.00	out of 100 maximum pts.
The JCM Group	60.90	out of 100 maximum pts.

FIRM'S QUALIFICATIONS:

Established in 1946, DMJM is a multidiscipline firm that has built a worldwide reputation for its performance in providing technological innovations, as well as strict schedule and cost control on large, complex, multi-phase renovation projects exceeding \$30 million.

Having performed a large portion of work on projects in California, DMJM has grown to be a leader in seismic related design, retrofit/renovation, and construction management services to both public and private sector clients. Some of DMJM's largest renovation/seismic related projects include the following:

- USPS Emergency Response Seismic Retrofit Project. \$ 30 million
- California State University at Northridge
Earthquake Recovery Project \$ 350 million
- Department of Labor Job Corps PM/CM Program \$ 160 million
Seismic retrofit evaluations, historic preservation
- Pentagon Renovation Program \$ 1.2 billion
National Register of Historic Buildings

In base isolation, DMJM designed a base-isolated system for the two story, 33,000 square foot LA County Emergency Operation Center. The nearly finished building survived the Northridge earthquake with no damage. Other recently completed or ongoing local base-isolated projects include the Los Angeles City 911 Dispatch Center and JPL Controls and Robotics Laboratory in Pasadena.

For DMJM Mssrs. Robert Troutman and Larry Migliaccio, base-isolation retrofit experts, will provide their expertise for this project. Their combined personal history of base isolation retrofit experience includes the following projects:

- Los Angeles City Hall- base isolation retrofit. \$ 350 million
- US Court of Appeals, San Francisco - base isolation retrofit \$ 80 million
- Salt Lake City Hall - base isolation retrofit \$ 30 million
- US Custom House, San Francisco - base isolation feasibility study
- United Nations Plaza - base isolation feasibility study

It is recommended that DMJM be awarded the contract as the Construction Management Firm as they were deemed by the selection committee to be the most qualified CM firm.

The proposed contract fully complies with the competitive bidding, Affirmative Action in contracting and Living Wage Ordinances, PMC 4.08, 4.09 and 4.11 respectively.

SCOPE OF WORK:

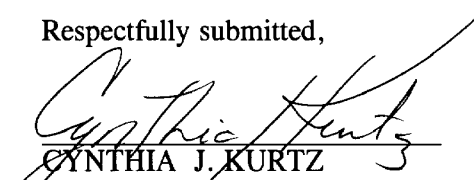
The overall full services for DMJM will include design phase, Value management, Construction Phase and Relocation and Move-in procedures. Subsequent phases and funding will require Council approval. The total contract will amount to \$750,000 to \$950,000.

The contract requested in this Agenda Report will include only the design phase and Value management during design phase. The service for this contract will be for a total of four months from April 1999 to July 1999.


FISCAL IMPACT:

Sufficient funds are available in the City Hall Seismic Upgrade and Exterior Capital Improvement Program Project (no.71904) to cover cost of this contract.

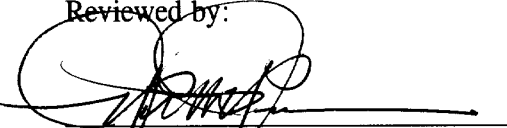
Respectfully submitted,


 CYNTHIA J. KURTZ
 City Manager

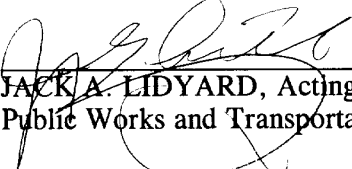
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