

# Agenda Report

**TO:** City Council

**DATE:** September 30, 2002

**FROM:** City Manager

**SUBJECT:** FUND APPROPRIATION, CONTRACT AMENDMENT WITH ARCHITECTURAL RESOURCES GROUP FOR ARCHITECTURAL AND ENGINEERING SERVICES AND FOR DANIEL, MANN, JOHNSON AND MENDENHALL FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE RESTORATION AND SEISMIC RETROFIT OF CITY HALL.

## RECOMMENDATION

### **It is recommended that the City Council:**

1. Approve a journal voucher recognizing and appropriating \$7,297,722 in Federal Emergency Management Agency funds and transferring \$7.0 million in General Funds and \$2.5 million in Light & Power funds from the Operating Budget to the "City Hall Seismic Retrofit and Restoration" capital project (budget account 71904), as detailed in the body of this report;
2. Authorize the City Manager to execute an amendment to contract no.16899-1 with Architectural Resources Group for architectural/engineering services for the restoration and seismic retrofit of City Hall to reduce the "not to exceed" amount by \$1.08 million from \$7.18 million to \$6.1 million, due to the elimination of the east office wing above grade;
3. Authorize the City Manager to execute an amendment to contract no.16976-1 with Daniel, Mann, Johnson and Mendenhall for construction management services in connection with the restoration and seismic retrofit of City Hall to increase the "not to exceed" amount by \$460,000 from \$2.49 million to \$2.95 million due to the increase in project schedule from three to five years; and

4. Grant the proposed contract amendment with Architectural Resources Group and Daniel, Mann, Johnson and Mendenhall an exemption from the competitive selection process required by the Contracting and Purchasing Ordinance pursuant to Pasadena Municipal Code section 4.08.049(B), contracts in which the City's interests are best served.

### **CITY HALL RESTORATION OVERSIGHT COMMITTEE RECOMMENDATIONS**

On September 24, 2002, the City Hall Restoration Oversight Committee voted to concur with staff's recommendation for fund appropriation and contract amendment with Architectural Resources Group for architectural and engineering services and for Daniel, Mann, Johnson, Mendenhall, for construction management services for the restoration and seismic retrofit of City Hall.

### **BACKGROUND**

On April 22, 2002, the City Council approved the recommendation presented by the City Hall Restoration Oversight Committee to retrofit and rehabilitate City Hall which included: installation of base isolation; construction of a reinforced arcade on the Euclid Street side with a basement and foundation designed to support an east wing; replacement of all substandard mechanical, electrical and plumbing systems; full exterior and landscaping rehabilitation; interior rehabilitation including historical restoration of selected areas; installation of Americans with Disability Act (ADA) improvements; and additional life safety systems as required to meet current code requirements. The total projected cost for this project is \$92.3 million (\$3.6 million already expended and \$88,795,000 for the approved plan going forward). The City Council also approved continuing the City Hall Restoration Oversight Committee to serve as a citizens' review committee in an advisory role to the City Council throughout the environmental, design and construction of the seismic retrofit of City Hall.

### **FUNDING APPROPRIATION**

On June 10, 2002, the City Council approved an \$88,795,000 funding plan for this project. At that time Council was made aware that \$500,000 was currently available in the project account and would be sufficient to fund the beginning phase of the project. With the execution of the contracts for design and construction management, it is now necessary through the journal voucher process to transfer \$16,797,722 appropriated in the operating budget to the City Hall capital account. Of this amount, \$12,797,722 represents the amount of funds approved for fiscal year 2002 and \$4.0 million represents a portion of the funds approved for fiscal year 2003. At this time staff is not recommending to appropriate the funds from the bond proceeds. It will be done when the bonds are brought forward to City Council for approval.

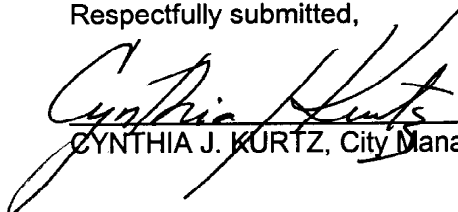
**EXISTING CONSULTANT CONTRACT AND SERVICES**

Staff is also recommending that the two primary contracts for this project be amended to reflect the current scope and budget approved for this project. The contractual relationship between the City, Architectural Resources Group (ARG) and Forell/Elsesser Engineering began in 1994, while the City's relationship with Daniel, Mann, Johnson & Mendenhall (DMJM) began in 1999. These consultants were originally selected through a competitive selection process. As the project scope, budget and community outreach efforts for the project has evolved over the years, the City has amended the respective contracts of these consultants accordingly in 1999 and 2000. The latest City Council decision regarding ARG's and DMJM's contract occurred in February 2000. At that time, ARG's contract as well as DMJM's was amended to "not to exceed" amounts of \$7,180,000 and \$2,490,000 respectively. The distinct difference between year 2002 project scope and schedule as compared to that of year 2000 is that the east office wing above grade has been deleted from the project and project schedule is five years instead of three years.

**FISCAL IMPACT**

Approval of the above journal voucher will transfer sufficient fund to the City Hall Seismic Retrofit and Restoration project so that work can continue as scheduled for this project. City funds, both General and Light & Power, have already been appropriated by the City Council as part of the City's fiscal year 2002 and 2003 operating budgets. With the approval of staff's recommendations, funds will be transferred from the operating budget to the capital improvement budget.

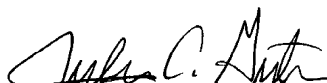
Respectfully submitted,

  
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