

Agenda Report

TO: CITY COUNCIL

AUGUST 18, 2003

FROM: City Manager

SUBJECT: Authorization to enter into a Contract with Gonzalez/Goodale Architects for Architecture and Engineering Services to perform a detailed building/site assessment and architectural concept level design work for the Water & Power Warehouse Building at 311 West Mountain Street

RECOMMENDATIONS:

It is recommended that the City Council authorize the City Manager to enter into a contract with Gonzalez/Goodale Architects to perform a detailed building/site assessment and architectural concept level design work for the Water & Power Warehouse Building at 311 West Mountain Street in an amount not to exceed \$187,000 for Phase I design work. Competitive bidding is not required pursuant to Charter Section 1002 (f), contracts for professional or unique services.

BACKGROUND:

The Water and Power warehouse and office building/site, which is located at 311 West Mountain Street, is not in a good condition and needs to be renovated to meet current codes and current warehouse functions. This building, which was erected over fifty years ago, was constructed with a steel frame structure and mostly masonry exterior finish.

Over the years, the warehousing process/needs has evolved and the interior space of the building and site area has undergone several changes, making it inefficient to perform many warehouse functions such as loading/unloading, and equipment storage/retrieval. In addition, some internal environmental control issues such as heating, cooling and ventilation have been rendered ineffective over time, making the interior space of the warehouse not conducive for day-to-day warehouse operations. Presently, the interior space of the warehouse remains cold in the winter and hot in the summer.

To mitigate these issues, comply with fire/life-safety requirements, American Disabilities Act, prolong the useful life of the building and achieve improved functionality and efficiency in the warehouse, a detailed building/site assessment, and architectural concept level design work is required. This work encompasses a seismic evaluation study, energy management programming, architectural space programming, site traffic and parking evaluation. It will also entail the development of a more efficient plan for

the shelving/racking system and the warehouse inventory control and record keeping system, and equipment retrieval system.

The proposed design work will be performed in two phases. Phase I work includes site/building assessment, architectural space programming, development of concept level design alternatives, and cost estimates. Phase II work includes the development of a more detailed design documents; the production of construction/bid documents and construction administration services, which will commence after staff has obtained City Council approval to implement a suitable Phase I design work.

Selection Process:

The City staff distributed the Request For Proposal (RFP) to 12 firms soliciting architectural-engineering services to assist with architectural-engineering design and contract documents. A total of six proposals were received and evaluated using the following criteria:

1. Qualifications based on professional and practical experience.
2. Specific experience with Office and Warehouse facilities.
3. Project Implementation Approach-ability to perform- key personnel experience.
4. Reference
5. Local Pasadena preference

Gonzalez/Goodale architects was awarded the highest score by the review panel. (See attachment A)

It is recommended that Gonzalez/Goodale architects be awarded the architecture-engineering contract for an amount not to exceed \$187,000 for the Phase I design work for this facility, as they are the most qualified to perform this work based on the proposal. Gonzalez/Goodale architects have extensive experience in designing office and warehouse facilities and have worked with other cities and governmental agencies on similar facilities.

The breakdown of the contract amount is as follows:

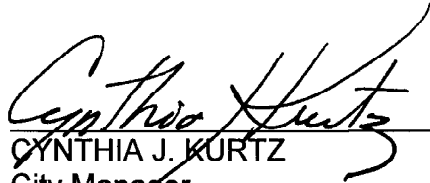
PHASE I FEE - CONTRACT BREAKDOWN	
Architectural/engineering fees	\$170,000
Contingency	\$ 17,000
Total	\$187,000

Subsequent to contract award, it is anticipated that the Phase I design work will take about six months to complete.

FISCAL IMPACT:

Sufficient funds are available for this contract in the Capital Improvement project Water and Power Yards Building Renovations – Phase I (71142).

Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

Prepared by:



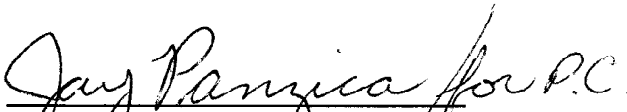
Segun Abegunrin
Capital Projects Administrator
Department of Public Works

Approved by:



Martin Pastucha, Director
Department of Public Works

Concurrence:


Phyllis Currie, General Manager
Water & Power Department