

PASADENA CENTER OPERATING COMPANY
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MEMORANDUM

TO: City Council

FROM: PCOC

DATE: December 15, 2003

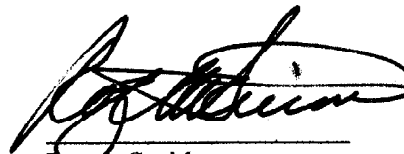
SUBJECT: Summary of Dec.15, 2003 PCOC Board action and revised recommendation to City Council

In a special meeting of the PCOC Board held Monday December 15, 2003, the PCOC Board reviewed a recommendation from the expansion committee to award a contract to Fentress Bradburn Architects to assume design responsibilities for the Pasadena Conference Center expansion project.

In order to ensure that there would be a strong local presence on the design team that would bring an additional focus to the development of an exterior design that is appropriate in its context next to the Civic Auditorium and consistent with the design standards of Pasadena, the PCOC Board has instructed staff to direct Fentress Bradburn Architects to include Adolpho Miralles of Miralles and Wu Architects on the project team to assist with historic preservation and exterior design issues.

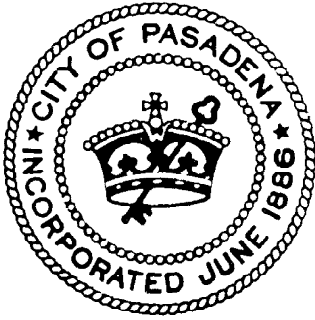
Based on this action, the recommendation from the PCOC has been revised as follows:

It is the recommendation of the Pasadena Center Operating Company (PCOC) Board that the City Council authorize the PCOC staff to negotiate and enter into an architectural Agreement with Fentress Bradburn in an amount not to exceed \$3,659,249 and that Fentress Bradburn be required to include the services of the architectural firm Miralles and Wu Architects, a local firm with an emphasis on historic preservation as a part of the Agreement.



Roger Smith
Chief Executive Officer

12/15/2003
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Agenda Report

December 15, 2003

TO: City Council

FROM: Pasadena Center Operating Company (PCOC)

SUBJECT: Actions for Pasadena Conference Center Expansion.

RECOMMENDATION:

It is recommended that the City Council authorize the PCOC to terminate the Agreement with Zimmer Gunzul Frasca Partnership (ZGF) for Architectural Design Services as per the negotiated Contract Termination Agreement, and authorize the PCOC to enter into an Agreement with Fentress, Bradburn Architects for an amount not to exceed \$3,609,240 for Architectural Design Services, subject to approval of the PCOC Board at a special meeting to be held at 11:00 A.M. on Monday December 15, 2003. Competitive bidding is not required pursuant to City Charter Section 1002(F) contracts for professional or unique services. It is further recommended that to the extent this may be considered a new selection process and not an extension of the process initiated in 2001, the City Council find that it is exempt 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 interest are served.

BACKGROUND:

The PCOC entered into an Agreement with ZGF for architectural design services on the Pasadena Conference Center expansion. The scope of services included Schematic Design, Design Development, and the Preparation of Construction and Bid Documents. The Agreement included a fee of \$4,134,512. The Schematic Design Phase has been completed and including the funds specified in the termination agreement, the PCOC will have paid ZGF \$1,005,521 or approximately 24% of the value of the Agreement. Under the Agreement, the Fixed Limit Budget (maximum construction cost) for the project was set at \$63,815,000, which was consistent with the project budget. At the completion of the Schematic Design Phase, ZGF presented an estimate, based on the Schematic Design, with an estimated construction cost of \$86,900,000, approximately 36% over budget. In order to move the project forward, ZGF and the PCOC have agreed to terminate the above referenced Agreement for convenience in accordance with the terms and conditions of the attached Contract Termination Agreement.

The PCOC has commissioned an independent estimate of the Schematic Design in order to assist the PCOC in determining the continued feasibility of the project and to identify a methodology to reduce the cost of the project while maintaining required program elements. The independent estimate showed a projected construction cost of \$77,000,000 which is consistent with an independent review of the estimate by Daniel, Mann, Johnson and Mendenhall (DMJM), the project and construction management consultant. Based on the independent estimate, the PCOC is confident that the project can be designed to meet the budget while maintaining the required program elements.

In order to move the project forward, the PCOC needs to bring in an architectural firm to assume the design responsibilities for the project. In an effort to expedite the contracting of an architect to assume the project, the PCOC went back to the original selection process.

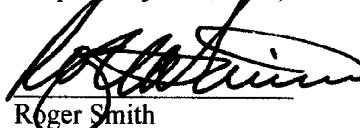
In the original selection process, the PCOC developed and mailed a Request for Qualifications (RFQ) for Architectural Design Services to eight (8) firms. Six (6) responses were received. Each submittal received was subject to the City of Pasadena's competitive selection process and evaluated based on the proposal evaluation criteria stated in the RFQ. The criteria include: 1) understanding of project; 2) ability to perform scope of work; 3) description of firm; 4) key personnel; 5) relevant experience; 6) current work load; 7) references; and 8) local Pasadena preference. Based on the final average score, three (3) finalists were short-listed and asked to give formal presentations for final selection. The formal presentations included an oral presentation by each firm, and a series of twelve (12) questions asked of each firm. Based on their oral presentation and answers to the prepared questions, the firms received a final ranking. It was the intention of the process, that the PCOC would enter into negotiations with the number one ranked finalist and if we were unable to successfully complete a contract, negotiations would be initiated with one of the other finalists. The three finalists were ZGF, Fentress, Bradburn and LMN/WWCOT. On December 2, 2002 The City Council authorized the PCOC to enter into an Agreement with ZGF for architectural design services.

In order to expedite the selection of a new architect, the PCOC contacted the other two (2) remaining finalists from the original selection process. The PCOC developed a list of questions in order to determine which of the firms would be best suited to assume the project. Based on the written answers to these questions the two firms were ranked and Fentress, Bradburn was selected as the successful firm and negotiations were commenced towards an agreement. The PCOC and Fentress, Bradburn are in agreement on the terms and conditions including a not to exceed fee of \$3,609,240, which includes a design contingency of \$250,000 and a de-mobilization fee of \$150,000 to be paid only if the project does not move beyond the Bidding Phase.

FISCAL IMPACT:

The fees paid to ZGF as part of the Termination Agreement were due and payable under the original Agreement for work performed and do not represent any additional cost. The total fee for the Fentress, Bradburn Agreement represents a maximum increase of \$480,249 for the current phase of the project over the original budget if the full contingency is used and the project does not proceed beyond the Bidding Phase, or \$366,683 over the total project fee budget if the full design contingency is used and the project proceeds to full construction. The budget and financial proforma have been adjusted to reflect the increase.

Respectfully Submitted,



Roger Smith
Chief Executive Officer

Prepared By:



James Canfield
Executive Director