



# Agenda Report

**TO:** CITY COUNCIL

**DATE:** JUNE 26, 2006

**FROM:** CITY MANAGER

**SUBJECT:** CONTRACT WITH INTEGRATED DESIGN SERVICES, INC. (IDS) TO PROVIDE PROFESSIONAL SERVICES FOR THE INVENTORY OF TILT-UP CONSTRUCTION, NON-DUCTILE CONCRETE, TUCK UNDER PARKING AND OTHER SOFT-STORY BUILDINGS FOR THE PURPOSE OF EMERGENCY EARTHQUAKE PLANNING

## **RECOMMENDATION**

It is recommended that the City Council authorize the City Manager to enter into a contract with Integrated Design Services, Inc. (IDS) for an amount not to exceed \$200,000.00 to provide an inventory of tilt-up construction, non-ductile concrete, tuck under parking and other soft-story buildings pursuant to the General Plan Safety Element Program S3-2.

## **BACKGROUND**

Soft-story buildings are of particular concern due to inadequate strength and lack of shear walls located at the ground floor. The 2001 California Building Code Division IV Earthquake Design defines soft-story as "one in which the lateral stiffness is less than 70 percent of the stiffness of the story above." Apartments above glass-fronted stores, and buildings perched atop parking garages are common examples of soft-story buildings. These types of buildings accounted for significant human loss and property damage during the Loma Prieta and Northridge Earthquakes.

The City of Pasadena General Plan Safety Element, adopted in August 2002, identified policies to improve the safety of buildings from potential earthquake hazards. Policy S-3 of the Safety Element states that the City will strive to ensure that the design of new and the performance of existing structures address the appropriate earthquake hazards. To implement the policy, Program S3-2 requires that the city identify and catalog un-retrofitted buildings including tilt-up construction, non-ductile reinforced concrete, tuck-under parking and other soft-story construction.

Request for Proposals (RFP) were mailed to vendors, trade associations, and posted on the City's Internet site to provide opportunities to potential consultants. The City received five responses for soft-story building inventory services with evaluations summarized on Attachment 1. The proposals for the consulting services were evaluated using the criterion set forth in the RFP in accordance with the City's competitive selection process for professional services. An estimated timeframe for completion of the work is one-year from the signed contract date. The selection took into consideration availability of staff to perform the work, the timeframe of twelve months, and experience of key personnel.

**FISCAL IMPACT**

Funding for the soft-story building inventory consultant services totaling \$200,000.00 was adopted as part of the Fiscal Year 2006 Operating Budget.

Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

Prepared by:

  
Sarkis Nazerian  
Building Official

Approved by:

  
Richard J. Bruckner  
Director of Planning & Development

Attachment 1 – Soft-story Building Inventory Consultants Summary

Attachment 1

Evaluation Summary

Vendor Name	Ability, capacity, to meet the needs of the City 40%	Experience, skill 25%	Price 25%	Local Pasadena business 5%	Certified by State of California as small business or Micro business 5%	Total Points
DMJM H&N	35	22	24	0	0	81
Kpff Consulting Engineers	25	20	15	5	0	65
Degenkolb Engineers	33	21	23	0	0	77
Integrated Design Services, Inc	40	25	20	0	5	90

**Disclosure Pursuant to the  
City of Pasadena Taxpayer Protection Amendment of 2000  
Pasadena City Charter, Article XVII**

Contractor/Organization hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Contractor/Organization, as follows:  
*(If printing, please print legibly. Use additional sheets as necessary.)*

**1. Contractor/Organization Name:**

Integrated Design Services, Inc.

**2. Name(s) of trustees, directors, partners, officers of Contractor/Organization:**

Said Hilmy
Rami Elhassan

**3. Names of those with more than a 10% equity, participation or revenue interest in Contractor/Organization:**

Said Hilmy
Rami Elhassan

Prepared by: Rami Elhassan 

Title: Principal

Date: 5-04-06

For office use only: Contract/Transaction No. _____  If not a contract, type of transaction: _____
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