

Agenda Report

TO: CITY COUNCIL **DATE:** June 2, 2008

THROUGH: FINANCE COMMITTEE

FROM: CITY MANAGER

SUBJECT: **AUTHORIZATION TO EXECUTE AN AMENDED AND RESTATED CONTRACT WITH THE ALBERT GROUP ARCHITECTS AND INCREASE THE CONTRACT AMOUNT FROM \$861,250 TO \$1,267,600 FOR THE REDESIGN AND CONSTRUCTION OF PASADENA ICE SKATING FACILITY**

RECOMMENDATION

It is recommended that City Council authorize an increase of \$406,350 not to exceed amount of contract 18,912 with the Albert Group Architects thereby increasing the not to exceed amount of \$861,250 to \$1,267,600 for the redesign of the Pasadena Ice Skating Rink.

BACKGROUND

The proposed project is to be located between Orange Grove and Foothill Boulevards. The proposed project is adjacent to the newly constructed Viña Vieja Park on the north and Pasadena City College (Community Education Center) on the south. To the east is property owned by Southern California Edison and on the west is the Los Angeles County Flood Control Channel. The project involves the construction of an approximately 62,000 square feet, one-story commercial recreational ice rink facility (containing two NHL-size ice rinks), a spectator seating requirement and surface parking for approximately 143 parking spaces. Other amenities include a food preparation area, offices, skate rental, locker rooms with showers, restrooms, lobby/waiting area, a small retail shop, and a small eating area.

On March 10, 2008, the City Council rejected the bids received for the project on December 28, 2007, due to high cost of construction. At the meeting, staff was directed to evaluate how the project could be modified to reduce the cost of the

facility. Subsequently, staff directed the architect and engineers to reevaluate the design by focusing on aesthetic compliance and alternative structural systems to avoid impacts on functional aspects of the building and thus operations.

The preliminary redesign effort which analyzed three design options has been concluded. Staff is recommending an option which employs a steel frame and block wall design.

The additional expenditure to complete design and rebid the project will not exceed \$500,000 as noted in the March 10, 2008 agenda report. The project construction cost reduction is approximately \$1.1 million or more excluding additional design costs. Most of the realized savings is due to structural foundation revisions and the fact that the exterior of the building will be mostly block wall construction; reduction of expansion joint requirements and drywall finishes.

From a functional standpoint, the redesign accommodates more spectator seating than before while balancing cost, reduction in energy efficiency, and compliance requirements of the recently adopted 2007 California Building Code. Previous design was per the 2001 Building Code. About 5,000 additional square feet of usable space was also gained in the redesign for spectator seating.

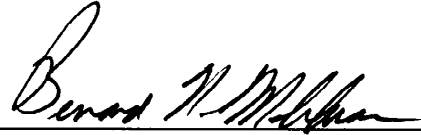
Staff anticipates that the construction will commence by spring of 2009. Estimated construction duration is sixteen (16) months barring any unforeseen conditions which may include additional site issues and unusual rain delay. The projected schedule also assumes that construction access issues and other agreement-related issues between the City, SCE, and PCC would be resolved by the end of this year. Key milestone information is noted below:

Design Commission:	August 2008
Plan Check Submittal:	August 2008
Constructability Review:	September 2008
Bidding:	October/November 2008
Complete Construction Access Agreements:	November 2008
Bid Evaluation:	December 2008
Award Construction Contract:	January 2009

FISCAL IMPACT

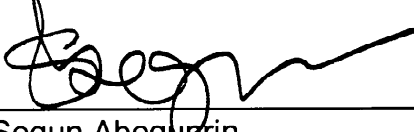
Funds to cover this additional funding request are available in the Capital Improvement Program, Budget Account No. 71144, Pasadena Ice Skating Facility. The project budget will be amended as part of an agenda report on FY2009-2014 Capital Budget report which will be presented to Finance Committee/City Council in fall 2008. The project budget will be presented to Finance Committee/City Council in January 2009 along with the recommendation on the new bids received for construction.

Respectfully submitted,



BERNARD K. MELEKIAN
City Manager

Prepared by:



Segun Abegunrin
Capital Project Administrator

Approved by:



Martin Pastucha, Director
Department of Public Works