

Agenda Report

TO: CITY COUNCIL **DATE:** OCTOBER 19, 2009

FROM: CITY MANAGER

SUBJECT: AUTHORIZATION OF AN AMENDMENT TO THE CONTRACT WITH GKK WORKS INCREASING THE CONTRACT AMOUNT FROM \$331,000 TO \$399,050 FOR THE REDESIGN OF THE URGENT CARE CENTER AT 3160 E. DEL MAR BOULEVARD

RECOMMENDATION:

It is recommended that City Council authorize an increase of \$63,050 to Contract 19,809 with GKK Works Architects, increasing the not to exceed amount from \$331,000 to \$399,050 for redesign work for the Pasadena Urgent Care Center project as a result of additional requirements.

BACKGROUND:

The project involves the renovation of an existing two-story building of approximately 10,029 square feet, to a one-story urgent care center and Clinic to be operated by Huntington Medical Foundation (HMF) and the Community Health Alliance of Pasadena (CHAP).

The project is located on East Del Mar Boulevard, between Madre Street and Kinneloa Avenue and is sited adjacent to the Los Angeles County Flood Control Channel and Eaton Blanche Park (to the west), Southern California Edison (SCE) property (to the east); Ability First property (to the north) and residential properties (to the south) located in both Pasadena and an unincorporated area of Los Angeles County.

On December 8, 2008, City Council approved a contract with GKK Works for professional services for the design and construction of the project. The project is on a fast-track schedule to meet grant requirements and deadlines for the project. The initial project design approach, driven from a cost standpoint, encompassed utilizing the existing structure with minor cosmetic repairs, and minimal landscaping.

Entitlement Process: Pursuant to City requirements, the project required discretionary review and approval from the following city commissions:

- **Zoning Hearing Officer (ZHO):** On June 2, 2009 the ZHO approved a Conditional Use Permit (CUP) for the project with conditions;

- Planning Commission (PC): On June 24, 2009 , the PC called up the ZHO decision for further review by the Board of Zoning Appeals (BOZA) ;
- Board of Zoning Appeals (BOZA): On July 13, 2009 the CUP was approved with conditions;
- Urban Forestry Advisory Committee (UFAC): On July 20, 2009, UFAC approved tree removals proposed on the site; and
- Design Commission (DC): Consolidated design review held on July 13, 2009, with project design issues resolved following two additional meetings held August 10, 2009 with DC project approval granted on August 24, 2009.

At the time of Design Commission consolidated review, the project design drawings were 90% complete. Comments received from the Commission, in addition to BOZA conditions, did not allow the design team to move forward and reuse the existing structure as originally intended. This approval resulted in building materials changes; structural changes necessary for a new roof; extensive site work, landscaping and irrigation modifications to the construction documents.

Drawing Revisions: Based on the final Design Commission approval, the previously completed drawings required extensive revisions to comply with the conditions of approval for the project. In addition, CHAP and HMF representatives requested minor modifications to the design plans following initial approval of the program, which resulted in design modifications and associated fee impacts.

Project Schedule: The original project schedule formulated in 2008, anticipated project construction to be completed in late December 2009. Changes to the milestone schedule for the project have been made as a result of the protracted city entitlement process, additional community outreach and revisions required to the drawings and specifications in order to bid the project and commence construction.

As a result, following bidding and award of a construction contract by City Council for the project, construction is anticipated to take approximately 9 months, which includes additional time to address potential rainy season project impacts. The updated key milestone information is as follows:

- | | |
|---|--------------------------|
| • Complete Revision to Drawings & Specifications: | August - October 2009 |
| • Complete Bidding and Award: | October - December 2009 |
| • Project Construction: | January - September 2010 |
| • Project Close-out & Occupancy: | September 2010 |

Contract Amendment Detail:

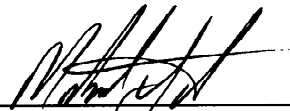
The amendments to Contract No. 19,989 are outlined below:

Original Contract Amount:	\$ 301,000
Contingency:	<u>\$ 30,000</u>
Total Contract #19,989:	\$ 331,000
GKK Contract Modification Request:	<u>\$ 68,050</u>
Total Requested Contract Amount	\$ 399,050

FISCAL IMPACT:

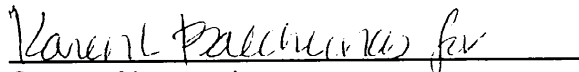
Funds to cover this additional request are available in the Capital Improvement Program, Budget Account No. 71906, Pasadena Urgent Care Center. Updated project budget and funding sources will be presented to Finance Committee/City Council along with the recommendations when bids are received for construction. The BOZA requirements and the Design Commission conditions will result in a moderate increase to the project's construction cost.

Respectfully submitted,



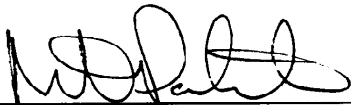
MICHAEL J. BECK
City Manager

Prepared by:



Segun Abegunrin
Capital Project Administrator

Approved by:



Martin Pastucha, Director
Department of Public Works

Attachment # 1

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 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:

gkk works

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

Pratul M. Kulkarni	Pres, CEO
David N. Hunt	VP, Director, Secretary
Charlie Merrick	VP, Director
Frank Agardy	Director
Ben Montoya	Director
James E. Staley	CFO, Treasurer

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

Pratul M. Kulkarni	67%
David N. Hunt	19%

Prepared by: J. E. Staley

Title: C. F. O.

Date: 1.13.09

For office use only:

Contract/Transaction No. _____

If not a contract, type of transaction: _____