

Agenda Report

September 19, 2011

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH WLC ARCHITECTS, INC. FOR PROFESSIONAL SERVICES FOR DESIGN OF NEW FIRE STATION NO. 39 IN AN AMOUNT NOT TO EXCEED \$400,200

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to enter into a contract with WLC Architects, Inc. for professional services to design the new Fire Station No. 39 in an amount not to exceed \$400,200. Competitive bidding is not required pursuant to City Charter Section 1002(F), professional or unique services.

BACKGROUND:

In 2010 WLC Architects, Inc. performed a city-wide Fire Station Needs Assessment for all of the City's fire stations. The assessment included analysis of code, essential facilities requirements, program and structural issues for each station and made recommendations for station upgrades and/or replacement. In addition, a comprehensive structural analysis was conducted on Station No. 39 (50 Avenue 64) which revealed that the building poses significant seismic risk and requires immediate corrective actions. The structural analysis, generated by R.M. Byrd and Associates, Consulting Structural Engineers also identified mitigation options for structural repairs. The structural analysis was subject to peer review by a local engineering firm, TMAD Taylor and Gaines, and the City Building Official, who agreed with its findings. The facility was closed on April 27, 2011.

Based on the existing building and site constraints, permanent structural retrofit of this station is not an option. Therefore, it will be necessary to design a new station at the same site. The design and entitlement process includes the vacation of Melrose Alley to the east and procurement of easement dedications and fee take with a reconfigured alley and parking design to the west in order to increase available land and improve access for the project site.

All legal and lot tie documents and maps will be generated by the City (Attachment A). The project will be designed to LEED® Silver certification level.

A Request for Proposal (RFP) was issued on June 30, 2011 for architectural and engineering services for the new Fire Station 39. Outreach to local Pasadena firms was conducted via phone and e-mail from lists developed using the online Pasadena First Buy Local system. These lists were also made available to all prospective proposers in an effort to encourage non-local firms to team with local designers. The RFP was also posted on the City's website and firms registered in the City's vendor system also received an e-mail alert notifying them of the RFP.

A pre-proposal conference was held at the site on July 11, 2011, which was attended by 48 consultants. On July 20, 2011, seven proposals were received. A six-member consultant selection committee composed of staff from the Departments of Fire, Planning and Public Works reviewed the proposals and ranked the consultants based on the selection criteria set forth in the RFP. As a result of this process, four short-listed firms were invited for interviews. The consultants were interviewed on August 4, 2011 and ranked by the selection committee. The consultant rankings for both the proposal and interviews are provided on Attachment B.

Based on their qualifications and successful interview, WLC Architects, Inc., located in Rancho Cucamonga, CA, was ranked number one and selected for the project. WLC Architects, Inc. has extensive experience in the design and construction of urban fire stations and has successfully completed projects with similar scope for other jurisdictions.

The total compensation to WLC Architects, Inc. under this contract shall not exceed \$400,200 and includes the following scope of work:

- Schematic design services
- Design development services
- Construction document services
- Bidding services
- Construction administration services

The cost for staff administration of this contract is estimated at \$50,000.

COUNCIL POLICY CONSIDERATION:

This project supports the City Council's Three Year Goals to Improve, Maintain and Enhance Public Facilities and Infrastructure and Ensure Public Safety. This project is also consistent with and in furtherance of the General Plan's Safety, Public Facilities and Land Use Elements.

ENVIRONMENTAL ANALYSIS:


The proposed contract with WLC Architects, Inc. is for consultant services, which is not subject to environmental review.

FISCAL IMPACT:


The cost of this contract will be \$400,200, and the total cost of this action is \$450,200. Funding for this action will be addressed by utilization of existing budgeted appropriations in the CIP project *Replacement of Fire Station 39* (Budget Account 71807). It is anticipated that 75 percent of the project cost will be spent during the current fiscal year. There are no indirect costs such as IT support associated with this action.

| | |
|------------------------------------|-----------|
| Contract with WLC Architects, Inc. | \$400,200 |
| Administration | \$ 50,000 |
| Total Cost of this Action | \$450,200 |

Respectfully submitted,


JULIE A. GUTIERREZ
Assistant City Manger/
Acting Director of Public Works

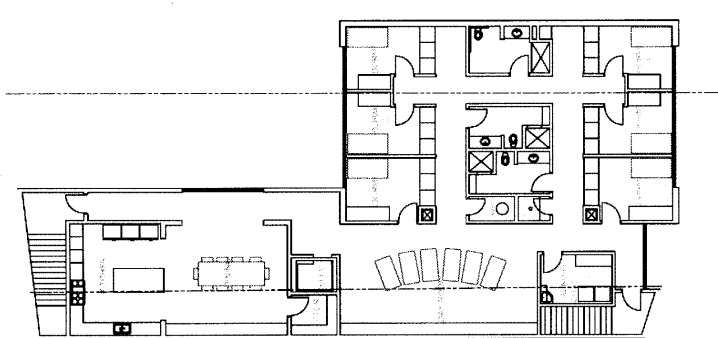
Prepared by:


Dale Torstenbo
Management Analyst IV
Department of Public Works

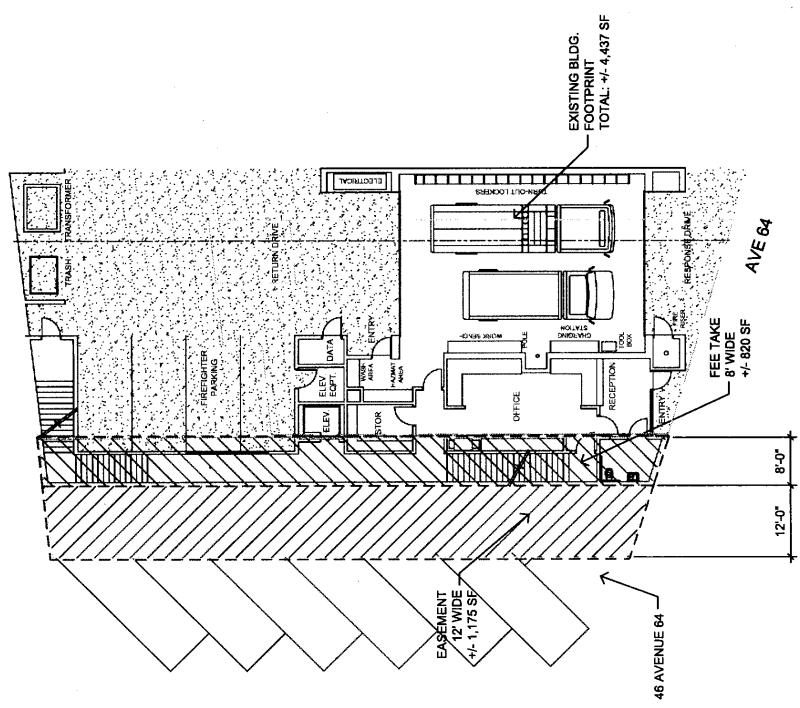
Approved by:


MICHAEL J. BECK
City Manager

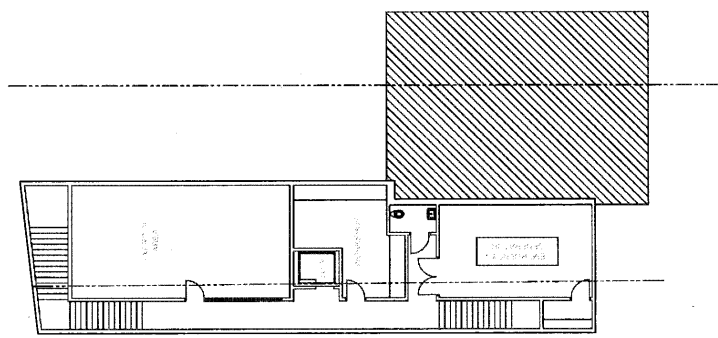
Attachment A
Attachment B



SECOND FLOOR PLAN



FIRST FLOOR PLAN / SITE PLAN



BASEMENT FLOOR PLAN

PASADENA FIRE STATION No. 39

ATTACHMENT "A"

PASADENA FIRE STATION No. 39
 PROPOSED CONCEPTUAL SITE PLAN - LOT OPTION B

DATE: 10/20/11
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

10' 20' 40' 80'

ASSEMBLED FROM SHEETS 101-101-101-101

ATTACHMENT "B"

Fire Station No. 39 Design RFP - Proposal and Interview Evaluation

| NO | FIRM NAME | Panel Member | Subtotal Proposal | Subtotal Interview | GRAND TOTAL Proposal & Interview |
|----|---|--------------|--------------------|---------------------|----------------------------------|
| | | | Maximum Points 600 | Maximum Points 600 | Maximum Points 1200 |
| 1 | WLC Architects | 1 | 90 | 98 | |
| | 8163 Rochester Avenue | 2 | 65 | 90 | |
| | Suite 100 | 3 | 82 | 100 | |
| | Rancho Cucamonga, CA 92101 | 4 | 78 | 98 | |
| | 909-987-0909 | 5 | 90 | 100 | |
| | | 6 | 88 | 98 | |
| | Subtotal | | 493 | 584 | 1077 |
| 2 | Mary McGrath+Onyx | 1 | 71.5 | 90 | |
| | 807 Broadway, Suite 200 | 2 | 97.5 | 83 | |
| | Oakland, CA 94607 | 3 | 72.5 | 86 | |
| | 510-208-9400 | 4 | 71.5 | 92 | |
| | 626-405-8001 | 5 | 97.5 | 77 | |
| | | 6 | 81.5 | 85 | |
| | Subtotal | | 492 | 513 | 1005 |
| 3 | Gonzalez Goodale Architects | 1 | 87 | 85 | |
| | 135 West Green Street | 2 | 100 | 97 | |
| | Pasadena, CA 91105 | 3 | 65 | 78 | |
| | 626-568-1428 | 4 | 76 | 88 | |
| | | 5 | 60 | 60 | |
| | | 6 | 88 | 69 | |
| | Subtotal | | 476 | 477 | 953 |
| 4 | Peter Tolkin Architecture + CEDG | 1 | 83 | 65 | |
| | 41 West Bellevue Drive | 2 | 50 | 61 | |
| | Pasadena, CA 91105 | 3 | 88 | 44 | |
| | 626-356-0443 | 4 | 76 | 80 | |
| | | 5 | 80 | 44 | |
| | | 6 | 84 | 53 | |
| | Subtotal | | 461 | 347 | 808 |
| 5 | RM Architecture | 1 | 79 | | |
| | 780 Roosevelt | 2 | 0 | | |
| | Irvine, CA 92620 | 3 | 40 | | |
| | 949-333-6030 | 4 | 74 | | |
| | | 5 | 55 | | |
| | | 6 | 66 | No Interview | |
| | Subtotal | | 314 | No Interview | 314 |
| 6 | Oldham Architects | 1 | 65 | | |
| | 332 East Fir Street | 2 | 40 | | |
| | Brea, CA 92821 | 3 | 35 | | |
| | 714-482-8296 | 4 | 42 | | |
| | | 5 | 37 | | |
| | | 6 | 58 | No Interview | |
| | Subtotal | | 277 | No Interview | 277 |
| 7 | Beyond Elements Architects | 1 | 70 | | |
| | 225 South Lake Avenue, Suite 300 | 2 | 5 | | |
| | Pasadena, CA 91101 | 3 | 42 | | |
| | 323-899-8817 | 4 | 47 | | |
| | | 5 | 20 | | |
| | | 6 | 43 | No Interview | |
| | Subtotal | | 227 | No Interview | 227 |

DISCLOSURE REGARDING TAXPAYER PROTECTION ACT

Architect hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Architect, as follows:

| | | |
|--|--------------------|-------------------|
| 1. Architect Name: WLC Architects, Inc. | | |
| 2. Type of Entity: <input checked="" type="checkbox"/> Non-government <input type="checkbox"/> Non-profit 501(c) (3), (4), or (6) | | |
| 3. Names of trustees, directors, partners, officers of Architect: | | |
| George M. Wiens | | |
| James P. DiCamillo | | |
| Robert J. Hensley | | |
| Glenn E. Ueda | | |
| Kelley Needham | | |
| Max I. Medina | | |
| Kevin MacQuarrie | | |
| 4. Name of those with more than a 10% equity, participation or revenue interest in Architect: | | |
| George M. Wiens | James P. DiCamillo | Robert J. Hensley |
| Glenn E. Ueda | Kelley Needham | Max I. Medina |
| Kevin MacQuarrie | | |

Prepared by: Nanette Piccini
 Title: Director, Accounting, Associate
 Phone: 909-987-0909
 Date: July 19, 2011