

**AUTHORIZE THE CITY MANAGER TO ENTER INTO A  
CONTRACT WITH PCL CONSTRUCTION SERVICES, INC.  
FOR CONSTRUCTION MANAGER AT-RISK  
PRECONSTRUCTION, DESIGN-ASSIST, AND SELECTIVE  
DEMOLITION SERVICES FOR AN AMOUNT NOT TO EXCEED  
\$ 8,652,340 FOR THE CENTRAL LIBRARY SEISMIC RETROFIT  
AND RENOVATIONS PROJECT**

City Council

July 21, 2025

Item #24





Department of Public Works

**AUTHORIZE THE CITY MANAGER TO AMEND CONTRACT  
NO. 32526 WITH GRUEN ASSOCIATES BY \$3,452,454 FOR  
A TOTAL AMOUNT NOT TO EXCEED \$9,556,563 FOR  
PROFESSIONAL SERVICES FOR THE CENTRAL LIBRARY  
SEISMIC RETROFIT AND RENOVATIONS PROJECT**

City Council  
July 21, 2025  
Item #25





# Presentation Overview

- Project Background
- Process and Selection of Construction Manager At-Risk (CMAR) Entity
- PCL Construction Services, Inc.
- CMAR Phase 1
- CMAR Phase 1A
- Next Steps
- Fiscal Impact
- Recommendations



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# Project Background

## Department of Public Works

- May 2021 – Library was red-tagged (closed) for seismic deficiencies
- September 2024 – City Council approved Ordinance 7434 to adopt procedures for use of alternative project delivery
- November 2024 – Pasadena voters approved Measure PL, \$195M bond measure to fund the needed seismic upgrades
- February 2025 – City Council authorized use of Construction Manager At-Risk project delivery method for the Central Library Project
- March 2025 – City's *Purchasing Procedures Manual* was amended to include policies and procedures for alternative project delivery methods



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# Process and Selection of CMAR Entity

Department of Public Works

- April 2025 – City Manager appointed project-specific committees for selection of CMAR entity
  - > Procurement Oversight Committee
    - City executive staff members from Library & Information Services, Department of Finance, and City Manager's Office
    - Role: Approval of evaluation criteria and weighted scoring; and to ensure transparency, consistency, and compliance with procedures throughout procurement process
  - > Selection Committee
    - Subject matter experts from Department of Public Works, Library and Information Services, and Department of Planning and Community Development
    - Role: Evaluation of proposals and interviews in accordance with policies and procedures





# Process and Selection of CMAR Entity

Department of Public Works

- Evaluation Criteria and Weighted Scoring Approved by Procurement Oversight Committee
  - > Experience and References 20 points
  - > Organization and Qualifications of Key Personnel 20 points
  - > Proposed Approach and Methodology 30 points
  - > Financial Strength and Stability 5 points
  - > Safety Record 5 points
  - > Local Pasadena Business 5 points
  - > Small or Micro-Business 5 points
  - > CMAR Price Proposal 10 points
  - > Interview 50 points
  - TOTAL 150 points



# Process and Selection of CMAR Entity

Department of Public Works

- April 16, 2025 – RFP issued for CMAR entity
- April 30, 2025 – Mandatory pre-proposal meeting and tour of Central Library attended by representatives from eight (8) CMAR entities, three (3) of whom are local
- June 5, 2025 – Four (4) proposals received
  - > Charles Pankow Builders, Ltd., Pasadena
  - > Clark Construction Group – California LP, Los Angeles
  - > PCL Construction Services, Inc., Glendale
  - > Swinerton Builders, Los Angeles



# Process and Selection of CMAR Entity

Department of Public Works

- June 6 – 20, 2025 – Selection Committee members independently evaluated and scored each proposal
- June 23, 2025 – Each proposer was interviewed for 90 minutes by the Selection Committee
- June 24 – July 1, 2025 – Selection Committee members independently completed scoring of interviews
- July 1, 2025 – Proposal and interview evaluations sent to Mayor-appointed Technical Oversight Committee (TOC)
- July 8, 2025 – Procurement Oversight Committee met with Selection Committee to verify all policies and procedures were followed





# Process and Selection of CMAR Entity

Department of Public Works

- July 9, 2025 – Selection Committee met with TOC to review CMAR entity contract recommendation



## MAYOR'S CENTRAL LIBRARY TECHNICAL OVERSIGHT COMMITTEE

Wednesday, July 16, 2025

To: City of Pasadena  
Attn: Mr. Miguel Márquez, City Manager  
Pasadena City Hall  
100 N. Garfield Avenue  
Pasadena, CA 91101

RE: Endorsement of Construction Manager Selection Process  
Pasadena Central Library Rehabilitation Project

Dear Mr. Miguel Márquez,

The purpose of this letter is to convey the City-appointed Committee's endorsement of the current contractor selection process for the Pasadena Central Library project.

Having been briefed on the evaluation process, documentation, and outcomes at the July 9, 2025 meeting, the City of Pasadena's Technical Oversight Committee (TOC) supports the evaluation team's selection process for a qualified Construction Manager for the Pasadena Central Library Rehabilitation Project. The TOC further expresses its confidence in the thoroughness and integrity of the process and believes it has led to a most appropriate selection for the City.

I would like to express our sincere gratitude for your dedicated attention to this important community resource and asset.

Respectfully Yours,

Winston Thorne

### Technical Oversight Committee

Chair Mr. Winston Thorne, AIA, NOMA, NCARB, CSBA  
Vice-Chair Dr. Paul C. Jennings, PhD  
Ms. Susan Mossman  
Mr. David Cocke, SE, F.SEI, F.ASCE  
Dr. Thomas H. Heaton, PhD  
Dr. Monica D. Kohler, PhD  
Mr. Kevin D. O'Connell, S.E.  
Mr. Kenneth O'Dell, S.E.  
Mr. Daniel Zepata, S.E.

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# Process and Selection of CMAR Entity

Department of Public Works

- Final Proposal and Interview Scoring:

Proposer's Name	Proposal Evaluation (Max Score = 100 Points)	Interview (Max Score = 50 Points)	Total Score (Max Score = 150 Points)
PCL Construction Services, Inc.	87.5	49.2	136.7
Clark Construction Group – CA, LP	86.3	44.2	130.5
Charles Pankow Builders	80.6	31.8	112.4
Swinerton Builders	74.2	35.4	109.6



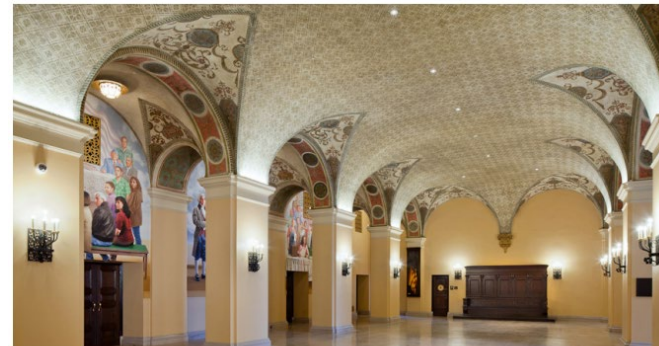
# PCL Construction Services, Inc.

## Department of Public Works

- Southern California office located in Glendale, CA and is one of the largest general contractors in North America
- Delivered over 2,500 CMAR projects totaling more than \$70 billion in value, over half of that for public agencies
- Experience with seismic retrofitting and historic preservation of Southern California landmarks
  - > UCLA's Public Affairs Building
  - > Bob Hope Patriotic Hall
  - > Disney Grand Central Air Terminal Museum



Shown above: Disney Grand Central Air Terminal, Glendale, California.



Shown above: Bob Hope Patriotic Hall, Los Angeles, California.


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# PCL Construction Services, Inc.

## Department of Public Works

- Commitment to Economic Impact & Community Investment
  - > 10% Contract Value investment in local Pasadena economy:
    - First source prioritization of local subcontractors, vendors, and workforce
  - > Equitable access and education opportunities:
    - Capacity building, training, mentorship and employment pipelines for local workers, residents, and small, local, and diverse businesses



**BUILDING PASADENA TOGETHER**


**Open Call for Skilled Laborers, Local Businesses, Pasadena-Based Suppliers and Community Organizations**

May 27, 2025 | Registration 9:30AM | Program 10:00AM - 11:00AM  
Flintridge Center, 236 W Mountain St. Suite 106, Pasadena, CA 91103

WHO SHOULD ATTEND	WHAT TO EXPECT
<ul style="list-style-type: none"><li>• Pasadena-based contractors and suppliers</li><li>• Trade union representatives, labor partners, and pre-apprenticeship workforce program providers</li><li>• Local residents seeking construction careers</li><li>• Community-based organizations supporting workforce or small business development</li></ul>	<ul style="list-style-type: none"><li>• Learn about upcoming PCL projects and construction opportunities</li><li>• Meet the PCL Construction team and project partners</li><li>• Get informed on potential subcontracting and vendor opportunities</li><li>• Explore workforce pathways and connect with apprenticeship and training resources</li></ul>

This is a unique opportunity for local subcontractors, vendors, jobseekers, and community stakeholders to connect with the PCL Construction team and learn more about upcoming construction projects that PCL is pursuing in the City of Pasadena.

Whether you're a certified small or diverse business, a local contractor, or someone interested in a career in construction, this open house will offer insight into how you can access opportunities. Learn about PCL's approach to building strong community partnerships, supporting inclusive economic development, and creating opportunities through our projects.



SCAN TO REGISTER

Complimentary parking on site | Refreshments will be available

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# PCL Construction Services, Inc.

## Department of Public Works

- Commitment to Economic Impact & Community Investment
  - > Key Local Partnerships:
    - City of Pasadena, Flintridge Center, Pasadena City College, National Association of Minority Contractors, etc.
  - > Project Plan developed and implemented during preconstruction and construction:
    - Appointed Community Liaison serving as the primary point of contact for local residents and key stakeholders
    - Community presentations
    - Project success stories



Shown Above: PCL's Economic Impact Manager, Breana Weaver, leading the Building Pasadena Together event on May 27, 2025.



Photo above: PCL's Project Manager, Matt Leavitt, at the Building Pasadena Together event on May 27, 2025.

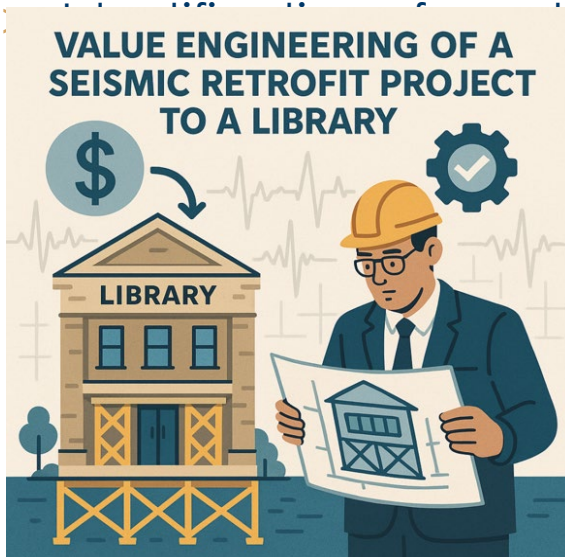
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# CMAR Phase 1

## Department of Public Works

- CMAR Phase 1 – Preconstruction and Design-Assist
  - > Collaboration with City representatives, architects/engineers, and consultants;
  - > Develop construction cost estimates and schedule;
  - > Verification of required permits and entitlements;
  - > Investigation of existing site and building conditions;
  - > Construction risks and proposed mitigation measures;
  - > Conducting constructability reviews and making recommendations;
  - > Value engineering and project budget recommendations; and
  - > Preparation of GMP package for Phase 2 (construction).







# CMAR Phase 1A

## Department of Public Works

- Phase 1A – Selective Demolition
  - > Executed concurrently with GMP development accelerate overall project schedule
  - > Identification & abatement of hazardous materials
  - > Demolition of existing mechanical, electrical, and plumbing systems
  - > Completion of Historic American Buildings Survey (HABS)



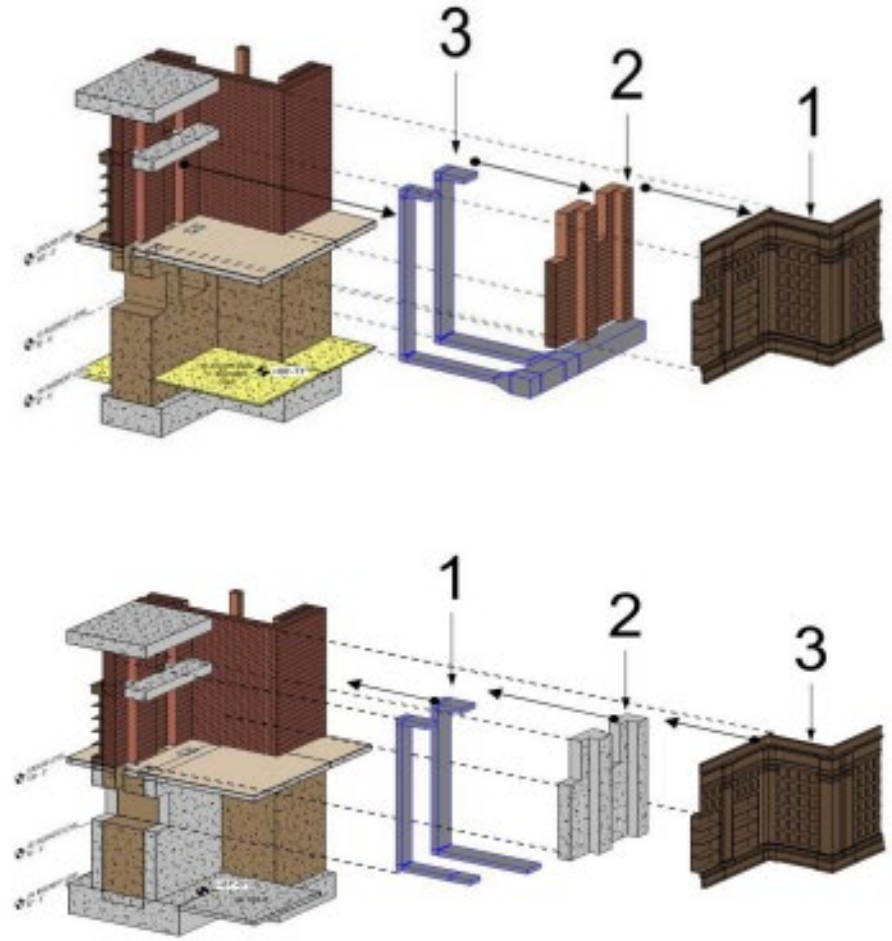
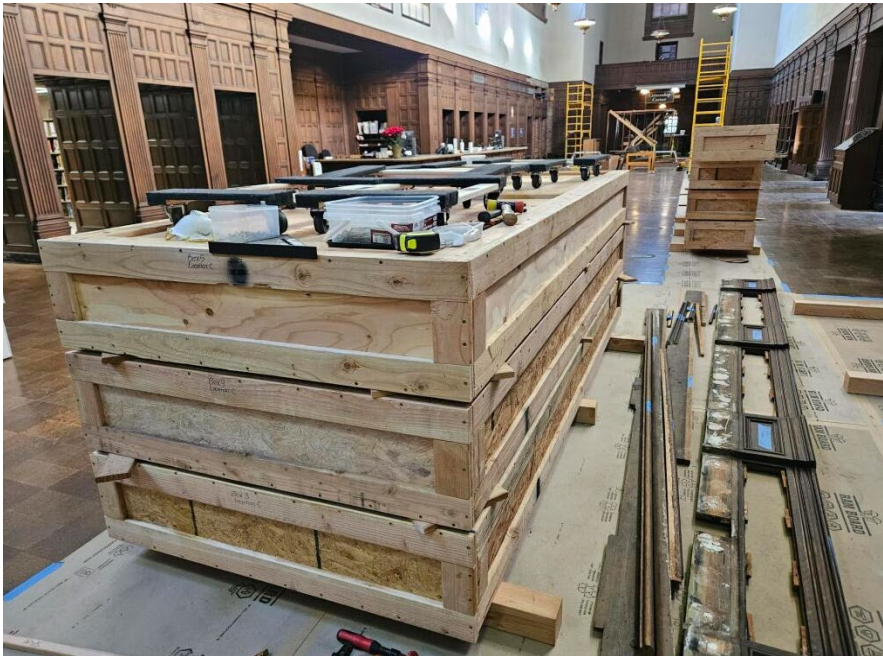
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# CMAR Phase 1A

## Department of Public Works

- Selective Demolition
  - Removal, cataloging, and storing of historic finishes such as millwork to be reinstalled during Phase 2



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# Next Steps

## Department of Public Works

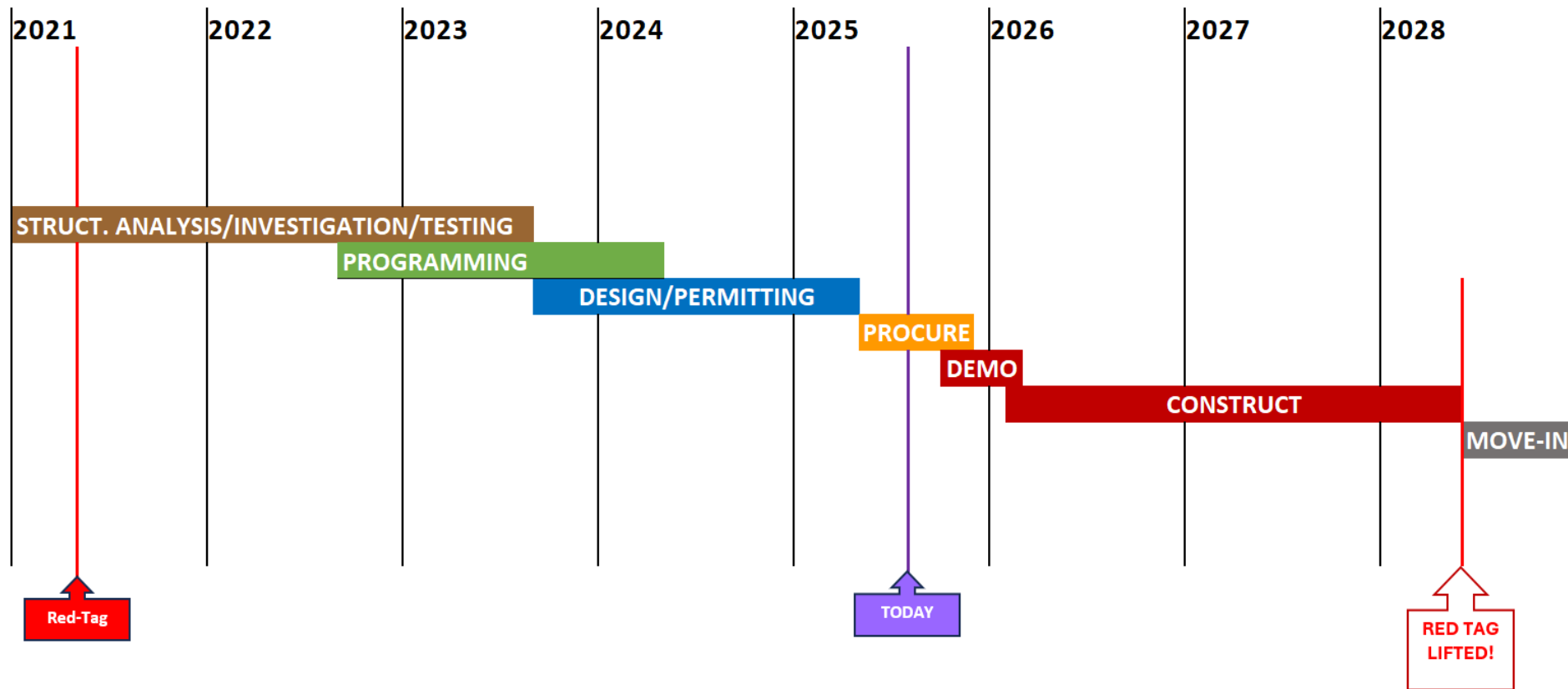
- Proceeding to Phase 2 - Construction
  - > Once PCL submits Guaranteed Maximum Price (GMP) in January 2026, City has following options:
    - Accept the GMP & amend PCL's contract to authorize Phase 2
    - Have Architect or Engineer, along with PCL, review & adjust design or schedule to affect costs, aiming to revise total construction price, scope, or duration
    - Terminate agreement & begin negotiation with next highest-ranked proposer or
    - Terminate agreement and proceed with traditional design-bid-build project delivery method.



# Next Steps

## Department of Public Works

- Projected Schedule







# Fiscal Impact - PCL

## Department of Public Works

- Phase 1 and 1A Contract Summary

Base Bid (Phase 1)	\$ 1,723,543
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Base Bid (Phase 1A)	\$ 6,142,221
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Contract Contingency	<u>\$ 786,576</u>
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<b>Contract Not-to-Exceed Amount</b>	<b>\$ 8,652,340</b>
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- Project is fully funded by existing budgeted appropriations in the *Central Library Seismic Retrofit and Renovations (71922)* project through Measure PL, a \$195 million bond measure approved by Pasadena voters in November 2024
- No impact to General Fund
- All 4 CMAR proposers have a forecasted total project cost variation of less than 1%, based on submitted markups.**



# Fiscal Impact – Gruen Associates

## Department of Public Works

- Amendment to Contract No. 32526 (Council Item #25) with Gruen Associates by \$3,452,454 for a total amount not to exceed \$9,556,563
  - > Original contract scope developed under the assumption of traditional design-bid-build delivery method
  - > CMAR delivery method necessitates additional consultant services
  - > Additional services under this amendment include:
    - Coordination with CMAR during constructability and cost reviews
    - Construction administration through anticipated construction period
- While award of CMAR contract to PCL and the contract amendment with Gruen are coordinated, one is not contingent on the other



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# Recommendations - PCL

## Department of Public Works

For Item No. 24, it is recommended that the City Council:

1. Find the contract proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Article 19, Section 15301, Class 1 – Existing Facilities, and that there are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances; and
2. Authorize the City Manager to enter into a contract, as a result of the competitive selection process, as specified by Section 4.08.136 of the Pasadena Municipal Code, with PCL Construction Services, Inc. for preconstruction and design-assist services for the Central Library Seismic Retrofit and Renovations project, for a total amount not to exceed \$8,652,340, which includes a base contract amount of \$7,865,764 and a contingency of \$786,576 to provide for any necessary additional services. Competitive bidding is not required pursuant to City Charter Section 1002(F) (contracts for professional or unique services).



# Recommendations – Gruen Associates

## Department of Public Works

For Item No. 25, it is recommended that the City Council:

1. Find the contract proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) in accordance with Title 14, Chapter 3, Article 19, Section 15061, Class 3, the Commonsense Exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment;
2. Authorize the City Manager to amend Contract No. 32526 with Gruen Associates by \$3,452,454, increasing the not-to-exceed amount to \$9,556,563 for professional services for the Central Library Seismic Retrofit and Renovations project; and
3. To the extent this transaction could be considered a separate procurement subject to the Competitive Selection Process, grant the proposed contract amendment with Gruen Associates an exemption from the Competitive Selection Process set forth in the Competitive Bidding and Purchasing Ordinance pursuant to the Pasadena Municipal Code Section 4.08.049(B), contracts where the best interests of the City are served.



# Questions

Department of Public Works

**For more information about the  
Central Library Seismic Retrofit and Renovations Project  
refer to:**

<https://www.cityofpasadena.net/library/>



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