

Agenda Report

TO: City Council

DATE: May 24, 1999

FROM: City Manager

SUBJECT: REQUEST TO AWARD CONSTRUCTION MANAGEMENT SERVICES CONTRACT TO **DANIEL, MANN, JOHNSON & MENDENHALL** FOR THE CITY HALL SEISMIC UPGRADE PROJECT FOR AN AMOUNT NOT TO EXCEED \$100,000 FOR SCHEMATICS ONLY.

RECOMMENDATION:

It is recommended that the City Council authorize the City Manager to enter into a contract with Daniel, Mann, Johnson & Mendenhall (DMJM) for construction management services for the City Hall Seismic Upgrade Project, for an amount not to exceed \$100,000 for Schematics only, for a period of four (4) months.

BACKGROUND:

After the Northridge earthquake, January 1994, Architectural Resources Group and Forell/Elsesser Engineers, Inc. were selected through a competitive selection process to: 1) Provide a structural inspection and evaluation of the City Hall. 2) Develop seismic upgrade recommendations using modern seismic engineering standards/codes.

The Federal Emergency Management Agency has obligated \$6.6 million for this project. The FEMA will disburse these funds only if the City has selected a scheme and has developed complete Schematic Documents and a firm construction cost estimate no later than August 1, 1999. The FEMA also requires an approval from the State Historical and Preservation Office (SHPO) by April 1, 2000. In order to achieve the above listed items by the date given, the City has to start the programming and the schematic drawings now. The construction management (CM) firm's involvement is essential to contribute to the programming and schematic phase of this project. The construction managers will contribute by providing constructability review, value engineering, cost control and suggestions for multi-prime bid packages, which will save time and money for the City.

SELECTION PROCESS:

A request for Qualifications (RFQ) was advertised in the Pasadena Star News on January 7, 1999, and a trade newspaper for a construction management firm. A total of fourteen (14), CM Firms picked up RFQ on January 28, eight official submittals were received in response to the RFQ. One submittal was rejected since it was received late.

On March 26, the City had a protest from a firm whose submittal was not accepted. The City decided to re-issue the RFQ and started the selection process again.

A new selection committee was formed by the City to make a final selection of a Construction Management Firm. The selection committee consisted of five members. The selection committee member's names and titles are as follows:

1. Paul Jennings Senior Vice President of CALTECH
2. Sue Mossman Executive Director of Pasadena Heritage Commission
3. Laurie Barlow, AIA President elect, AIA Pasadena and Foothill Chapter
4. Bob Reed, AIA City Architect
5. Robert Markham Division Head BSFMD

On April 15, the City received four qualification submittals in the response to our second RFQ. Since there were only four, the selection committee requested all of them to make a presentation on April 28, 1999. The Selection Criteria were used to grade the qualifications are as follows:

Qualifications Based on Professional and Practical Experience.	35
Project Management- Approach- Ability to Perform	35
Affirmative Action and Equal Employment Program	15
References	10
Local Business	5

After the presentation and questions & answers the committee selected DMJM as number one and Turner Construction Co. as second. The average total points each firm received from the committee members are as follows:

DMJM	81.20
Turner	73.50
The JCM Group	62.30
Jacobs Engineering	53.25

FIRM'S QUALIFICATIONS:

Established in 1946, DMJM is a multidiscipline firm that has built a worldwide reputation for its performance in providing technological innovations, as well as strict schedule and cost control on large, complex, multi-phase renovation projects exceeding \$30 million.

Having performed a large portion of work on projects in California, DMJM has grown to be a leader in seismic related design, retrofit/renovation, and construction management services to both public and private sector clients. Some of DMJM's largest renovation/seismic related projects include the following:

- Pentagon Renovation Program National Register of Historic Buildings \$ 1.2 billion
- California State University at Northridge Earthquake Recovery Project \$ 350 million
- Department of Labor Job Corps PM/CM Program Seismic retrofit evaluations, historic preservation \$ 160 million
- USPS Emergency Response Seismic Retrofit Project. \$ 30 million

In base isolation, DMJM designed a base-isolated system for the two story, 33,000 square foot LA County Emergency Operation Center. The nearly finished building survived the Northridge earthquake with no damage. Other recently completed or ongoing local base-isolated projects include the Los Angeles City 911 Dispatch Center and JPL Controls and Robotics Laboratory in Pasadena.

For DMJM Mssrs. Robert Troutman and Larry Migliaccio, Seismic retrofit experts, will provide their expertise for this project. Their combined Seismic retrofit experience includes the following projects:

- Los Angeles City Hall- Seismic retrofit \$ 350 million
- US Court of Appeals, San Francisco \$ 80 million
- Salt Lake City Hall – Seismic retrofit \$ 30 million
- US Custom House, San Francisco - feasibility study \$ 30 million
- United Nations Plaza - feasibility study \$ 30 million

It is recommended that DMJM be awarded the contract as the Construction Management Firm as they were deemed by the selection committee to be the most qualified CM firm.

The proposed contract fully complies with the competitive bidding, Affirmative Action in contracting and Living Wage Ordinances, PMC 4.08, 4.09 and 4.11 respectively.

SCOPE OF WORK:

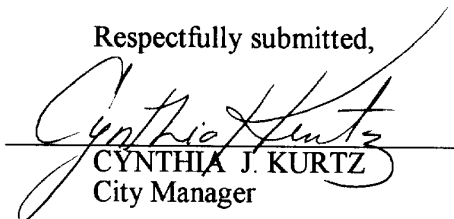
Approval is sought herein for the Schematic phase only. The overall full services for DMJM will include the remaining design phases, Value management, Construction Phase and Relocation and Move-in procedures. Subsequent phases and funding will require Council approval. The total contract will amount to \$750,000 to \$950,000.

The contract requested in this Agenda Report will include only the design phase and value management during the Schematic design phase. The service for this contract will be for a total of four months from May 1999 to August 1999.

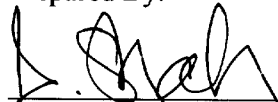
FISCAL IMPACT:

Sufficient funds are available in the City Hall Seismic Upgrade and Exterior Capital Improvement Program Project (no.71904) to cover the cost of this contract.


Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

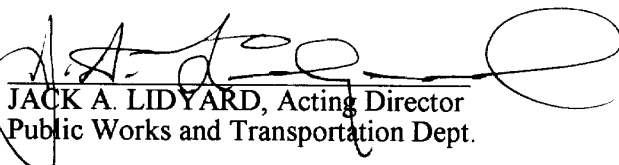
Prepared By:


DHIREN SHAH, Project Manager
Capital Projects

Reviewed by:


ROBERT ALLEN REED, AIA
City Architect

Approved by:


JACK A. LIDYARD, Acting Director
Public Works and Transportation Dept.