

# Agenda Report

**TO:** City Council

**DATE:** March 1, 1999

**FROM:** City Manager

**SUBJECT:** REQUEST TO AWARD ARCHITECTURAL/ENGINEERING SERVICES CONTRACT TO ARCHITECTURAL RESOURCES GROUP FOR THE CITY HALL SEISMIC UPGRADE IN AMOUNT NOT TO EXCEED \$900,000

**RECOMMENDATION:**

It is recommended that the City Council authorize the City Manager to enter into a contract with Architectural Resources Group for programming and schematics, architectural/engineering services for the City Hall seismic Upgrade, in an amount not to exceed \$900,000. Upon completion of the schematics, additional funds will be required for the completion of full architectural/engineering services. These fees will be negotiated at the end of schematics when the scope of the project is more clearly defined.

It is further recommended that the City Council grant this contract an exemption from the competitive selection process of the Affirmative Action in Contracting Ordinance P.M.C. 4.09, pursuant to section 4.09.060 contracts for which the City's best interests are served. There will be additional fees for architectural/engineering services once scope of the work is determined.

**BACKGROUND:**

After the Northridge earthquake, January 1994, Architectural Resources Group (contract no.14,256) and Forell/Elsesser Engineering (contract no.15,390) 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 architects and engineers inspected and evaluated the City Hall and recommended four alternates. The alternates and estimated construction cost are as follows:

|  |                                       |
|--|---------------------------------------|
| <b>Alternate A: No Upgrade of Structure</b>            | <b>Budget Estimate \$35.6 million</b> |
| <b>Alternate B: Shear Walls</b>                        | <b>Budget Estimate \$62.8 million</b> |
| <b>Alternate C: Shear Walls and New Office Wing</b>    | <b>Budget Estimate \$77.7 million</b> |
| <b>Alternate D: Base Isolation and New Office Wing</b> | <b>Budget Estimate \$71.8 million</b> |

These alternates were presented to the City Council on February 8, 1999 and the council approved the Finance Committee's recommendation to hold meetings in the community for this

project.

As it was stated in the Agenda Report of February 8, 1999, the Federal Emergency Management Agency has obligated \$6.6 million for this project. The FEMA will consummate these funds only if the City has selected a scheme, has a firm construction cost estimate and 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.

### **FIRMS QUALIFICATIONS:**

**Architectural Resources Group (ARG)** is a San Francisco based firm, founded in 1980, providing services in the field of architecture with particular expertise in historical preservation. The firm's experience includes documentation and restoration of historic properties, seismic strengthening, adaptive use of existing structures, and design of new structures and additions.

ARG has provided historical architectural services on over 300 structures and sites throughout California and the Western Region. A large majority of these projects are for Federal, State or local government agencies. Principals and staff in the firm are extremely familiar with applicable codes and standards as well as both State and Federal review processes for historic preservation projects.

ARG has participated in the restoration and repair of some of California's most treasured historic buildings and sites. The projects they worked on include Rancho Los Alamitos in Long Beach, Hotel Del Coronado in San Diego, Conservatory of Flowers in Golden Gate Park and Presidio of San Francisco.

**Forell/Elsesser Engineers**, consultants to Architectural Resources Group, is a San Francisco based structural engineering firm with substantial experience in the seismic evaluation and design of major structures of all types of construction, especially for seismic effects. The firm has experience in all aspects of structural engineering, including cost-effective and innovative design solutions for new and rehabilitated structures. Forell/Elsesser has been in the practice of civil, structural, and earthquake engineering for more than 30 years. Forell/Elsesser's experience includes the seismic evaluation of over 1,000 buildings and structures, including the seismic upgrade and historic rehabilitation of many landmark public structures. The projects they have completed include San Francisco City Hall, Oakland City Hall, Berkeley Civic Center Building, San Francisco Asian Art Museum, Stanford University's Green Library West, and City and County Building of Salt Lake City.

### **SCOPE OF WORK:**

Schematics are pre-preliminary drawings and as such will define in schematic outline the systems of the building including plumbing, HVAC, electrical and communications as well as architectural restoration and structural systems. Code and ADA compliance requirements will be defined and outlined during schematics, this work will apply in the large part to alternate B, C or D.

The FEMA has already granted Pasadena a one year extension and to comply with the new due date and show progress to the FEMA, the A/E needs to begin now.

EXEMPTION:

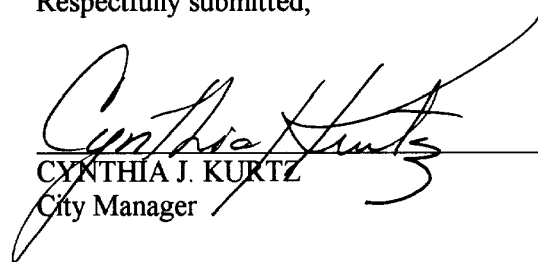
Formal bidding is not required pursuant to the City Charter Subsection 1002 (F), professional or Unique services. It will not be in the best interest of the City to hire new architects and engineers because new architects and engineers will require more time and money to acquire the understanding of the project. Accordingly, an exemption from the Affirmative Action in Contracting Ordinance is requested.

During this design phase Architectural Resources Group will take lead and Forell/Elsesser will be their structural consultants (sub-contractor to the City) for this project. The City will enter into a contract with Architectural Resources Group.

FISCAL IMPACT:

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

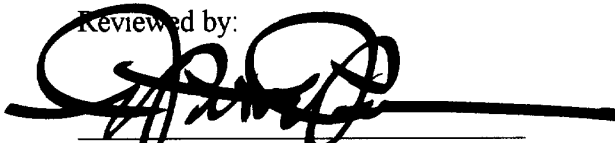
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

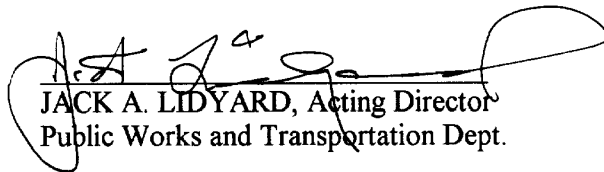
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