

Agenda Report

TO: CITY COUNCIL **DATE:** December 15, 2008
FROM: CITY MANAGER
SUBJECT: AUTHORIZATION OF AN AMENDMENT TO THE CONTRACT WITH THE ALBERT GROUP ARCHITECTS INCREASING THE CONTRACT AMOUNT FROM \$1,267,600 TO \$1,358,875 FOR THE REORGANIZATION OF INTERIOR SUPPORT SPACES OF PASADENA ICE SKATING FACILITY

RECOMMENDATION:

It is recommended that City Council authorize an increase in the amount of \$91,275 to contract 18,912 with the Albert Group Architects increasing the not to exceed amount from \$1,267,600 to \$1,358,875 for the redesign of interior support spaces of the Pasadena Ice Skating Rink.

BACKGROUND:

The project involves the construction of an approximately 65,000 square feet, one-story commercial recreational ice rink facility (containing two NHL-size ice rinks), a spectator seating area and surface parking for approximately 143 parking spaces. Other amenities include a food preparation area, offices, skate rental, locker rooms with showers, restrooms, lobby/waiting area, a small retail shop, and a small eating area. The proposed project is to be located between Orange Grove and Foothill Boulevards. The proposed project is adjacent to the newly constructed Viña Vieja Park on the north and Pasadena City College (Community Education Center) on the south. To the east is property owned by Southern California Edison (SCE) and on the west is the Los Angeles County Flood Control Channel.

On March 10, 2008, the City Council rejected the bids for the project that were received on December 28, 2007, due to the high cost of construction. At the meeting, staff was directed to evaluate how the project could be modified to reduce the cost of the facility. Subsequently, staff directed the architect and engineers to reevaluate the design by focusing on aesthetic compliance and alternative structural systems to avoid impacts on functional aspects of the building and thus operations.

On June 2, 2008, the City Council approved an amended contract with the Albert Group Architects in the amount of \$406,350 thereby increasing the not to exceed contract amount to \$1,267,600. The redesign option of a steel frame with masonry block walls and structural foundation revisions has been completed and the project was submitted to plan check on August 6, 2008.

After the redesign had been submitted to plan check in August 2008, City staff began negotiations with Los Angeles Kings/Polar Ice Ventures, LLC as the potential new operator for the ice skating rink. During the course of their review of the drawings, some redesign of interior spaces was requested. The requested changes would eliminate some of the interior private office spaces allowing improved circulation between the team rooms and locker rooms/restrooms and increases the size of both the pro shop and skate rental rooms with high potential to increase revenues. The primary reason for the additional design services is due to the level of effort required to make revisions based on the plan check completion status of drawings. Including this additional fee, the architectural/engineering fees to date is approximately seven percent of the estimated construction cost magnitude of \$21 million. Summary of drawings that will be revised is noted below:

No. Sheets

Architectural	24 plus some project specification revision
Structural	22 plus structural calculations revisions
Mechanical	18 plus Title 24 calculations update
Electrical	12 plus Title 24 calculations update
Plumbing	20
Civil	7
Total Sheets	103

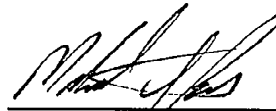
The redesign of interior spaces will not impact staff's projected schedule that has construction commencing by spring of 2009. Estimated construction duration is 16 months barring any unforeseen conditions which may include additional site issues and unusual rain delay. Updated key milestone information is noted below:

Complete LA Kings/PIV redesign	January 2009
Complete Construction Access Agreements	January 2009
Complete Plan check	January 2009
Bidding	February/March 2009
Bid Evaluation	April 2009
Award Construction Contract	April 2009

FISCAL IMPACT:

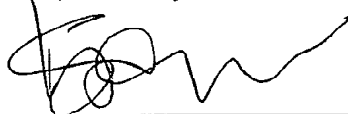
Funds to cover this additional request are available in the Capital Improvement Program, Budget Account No. 71144, and Pasadena Ice Skating Facility. The project budget and funding sources will be presented to Finance Committee/City Council in April 2009 along with the recommendation on the award of new bids received for construction.

Respectfully submitted,



MICHAEL J. BECK
City Manager

Prepared by:



Segun Abegunrin
Capital Project Administrator

Approved by:



Martin Pastucha, Director
Department of Public Works

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment
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: THE ALBERT GROUP ARCHITECTS

2. Type of Entity:
 non-government nonprofit 501(c)(3), (4), or (6)

3. Name(s) of trustees, directors, partners, officers of Contractor/Organization:
STEPHEN M ALBERT, AIA, PRINCIPAL

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

Prepared by: Stephen M. Albert
Title: PRINCIPAL
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Date: 12/10/08