



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 27, 2018

FROM: GENERAL SERVICES DEPARTMENT WARDS: 1

SUBJECT: MEASURE Z - APPROVE THE FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH JOHNSON FAVARO ARCHITECTS FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR MAIN LIBRARY IN THE AMOUNT OF \$342,000 FOR A TOTAL CONTRACT AMOUNT OF \$2,067,600, PLUS A \$129,630 (6.27%) CONTINGENCY FOR A TOTAL NOT TO EXCEED AMOUNT OF \$2,197,230; ADOPT AMENDED REIMBURSEMENT RESOLUTION – SUPPLEMENTAL APPROPRIATION

ISSUES:

Approve the First Amendment to Professional Consultant Services Agreement with Johnson Favaro Architects for additional design services for the new Main Library located at 3911 University Avenue in the amount of \$342,000 for a total contract amount of \$2,067,600; approve a 6.27% contingency in the amount of \$129,630; and adopt an amended reimbursement resolution for a total not to exceed amount of \$2,197,230.

RECOMMENDATIONS:

That the City Council:

1. Approve the First Amendment to Professional Consultant Services Agreement with Johnson Favaro Architects of Culver City, CA for additional design services in the amount of \$342,600 for the new Main Library, for a total contract amount of \$2,067,600;
2. Authorize a \$129,630 (6.27%) contingency for unforeseen design changes including, but not limited to, owner requested changes and design improvements for a not to exceed amount of \$2,197,230;
3. Adopt the Amended Reimbursement Resolution for revised design services for a total amount of \$2,197,230;
4. Authorize a supplemental appropriation from Measure Z fund balance in the amount of \$199,730 to Measure Z Downtown Library Account Number 9990509-462050; and
5. Authorize the City Manager, or his designee, to execute the First Amendment with Johnson Favaro, including making minor and non-substantive changes.

BACKGROUND:

On May 16, 2017, the City Council approved a Professional Consultant Services Agreement (PSA) with Johnson Favaro Architects (Johnson Favaro) in the amount of \$1,725,000 for architectural and engineering design services for the new Main Library project located at 3911 University Avenue. The approved project budget also included \$172,500 for a 10% design contingency and \$100,000 for related project costs such as geotechnical, environmental, site survey and project management services, for a total project cost not to exceed \$1,997,500.

On October 3, 2017, the City Council approved a revised Main Library design to deliver a 3-story library, instead of a 2-story scheme as originally planned. Due to the proposed design changes, additional design costs in the amount of \$342,600 are proposed for a revised contract amount of \$2,067,600. Staff is also requesting a 6.27% contingency to address owner requested changes or other design improvements in the amount of \$129,630 for a total not to exceed amount of \$2,197,230.

The proposed new state of the art 3-story Main Library building is approximately 42,000 square feet. The revised design includes modified program spaces, covered areas, an open breezeway, archive space, a magnified building stature relative to other neighboring structures and facility amenities.

DISCUSSION:

This is a conventional Design Bid Build project whereas the lowest responsive bidder will be awarded the construction contract. Once bid-ready documents are completed by Johnson Favaro in the third quarter of 2018, City staff will issue a Request for Qualifications (RFQ) to prequalify experienced building contractors who have completed similar projects in scope and magnitude. Staff will return to City Council for approval to award a construction contract to the lowest responsive and responsible bidder in late 2018.

The Assistant Library Director and Chief Financial Officer concur with this report.

FISCAL IMPACT:

The total fiscal impact of this action is \$2,197,230 for the following design costs:

Professional Consultant Services Agreement (Johnson Favaro)	\$1,725,000
First Amendment to Professional Consultant Services Agmt (Johnson Favaro)	\$ 342,600
<u>Design Contingency (6.27%)</u>	<u>\$ 129,630</u>

Total Estimated Project Design Costs **\$2,197,230**

Upon supplemental appropriation of additional funds for design changes in the amount of \$199,730, sufficient funds totaling \$2,197,230 will be available in Measure Z Downtown Library Account Number 9990509-462050. If there is an issuance of debt for the construction of a new Main Library, the Measure Z fund will be reimbursed for these costs. This amendment fits within the overall approved project costs for the new Main Library of approximately \$43.3 million.

Prepared by: Carl Carey, General Services Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/Treasurer
Approved by: Alexander T. Nguyen, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Amended Reimbursement Resolution
2. First Amendment to Professional Services Agreement with Johnson Favaro