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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

March 28, 1989

916-449-5704

Joint Transportation and Community Development/
Budget and Finance Committee
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF ARCHITECTURAL/ENGINEERING
CONSULTANT SERVICES AGREEMENT FOR
MEMORIAL AUDITORIUM - 1515 J STREET, SACRAMENTO (PA46)

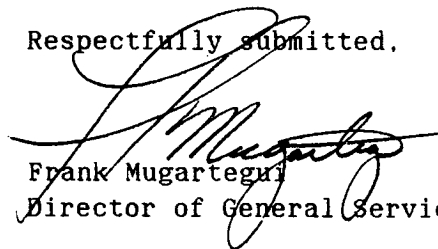
SUMMARY

The attached report recommends authorization for an Architectural Engineering Agreement for completion of schematic design only.

RECOMMENDATION

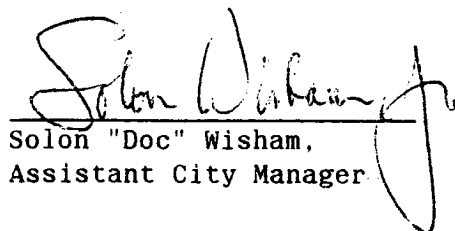
It is recommended that the Joint Transportation and Community Development Budget and Finance Committee review and recommend acceptance of the attached report and adoption of the Resolution by the full Council.

Respectfully submitted,



Frank Mugartegui
Director of General Services

Recommendation Approved:



Solon "Doc" Wisham,
Assistant City Manager

April 4, 1989
District #1

Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.

Attachment



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DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5730 - 24TH STREET
BUILDING FOUR
SACRAMENTO, CA
95822-3699

OFFICE OF THE DIRECTOR

March 28, 1989

916-449-5548

City Council
Sacramento, California

DIVISIONS:
COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

Honorable Members In Session:

Subject: APPROVAL OF ARCHITECTURAL/ENGINEERING
CONSULTANT SERVICES AGREEMENT FOR
MEMORIAL AUDITORIUM RENOVATION -
1515 J STREET, SACRAMENTO (PA46)

SUMMARY

This report requests City Council authorization to enter into an agreement with Dreyfuss Blackford Engler Architects for professional services necessary to complete only schematic design services at this time for the renovation of the Memorial Auditorium into a fixed seat theater.

BACKGROUND

On May 7, 1987, the City Council adopted Resolution No. 87-357 which approved: 1) the reuse of the Sacramento Memorial Auditorium as a fixed seat theater; 2) to proceed with the development of an architectural program to select an architectural firm to prepare plans and construction drawings, and related cost estimates for the reuse and rehabilitation program; and 3) to provide the establishment of a Sacramento Memorial Auditorium Design Advisory Committee. The purpose of that committee was to work with City Staff and City consultants in the development of a program for the design of the theater.

On June 30, 1987, City Council adopted Resolution No. 87-504 approving the establishment of a Sacramento Memorial Auditorium Design Advisory Committee. This Committee consisted of representatives from performing arts, veterans and historic preservation organizations and a representative of the City Council.

On October 23, 1987, the architectural programming contract for the Memorial Auditorium Renovation was awarded by City Council to Vitiello + Associates in association with Loschky Marquardt & Nesholm.

The architectural programming firm and City Staff in conjunction with the Design Advisory Committee developed an architectural program and construction cost estimate, that was approved by City Council on September 27, 1988.

On May 25, 1988, a Request for Qualifications (RFQ) was issued for architectural engineering services necessary to convert Memorial Auditorium to a theater for the performing arts. From a total of 130 interested firms, ten proposals were submitted. The ten submittals were reviewed by City Staff and the construction management firm, 3D-International. Three (3) architectural/engineering firms were short-listed from ten proposals for further investigation and formal interview.

A Technical Staff Committee, consisting of five persons representing the City Council, City Manager, Community Convention Center, Department of General Services, and Department of Planning and Development was selected to review the three architectural/engineering finalists. Two representatives from the Memorial Auditorium Design Advisory Committee served in an advisory capacity to the Technical Committee during the actual interview and evaluation process.

On September 8, 1988, the three architectural/engineering finalists were interviewed and evaluated. The firm of James Stewart Polshek and Partners in association with Dreyfuss Blackford Engler Architects was selected as the successful finalist.

After the architectural finalist selection, contract negotiations were initiated with the successful firm. Concurrently, the construction management firm researched and developed a historical fee schedule of similar projects to determine the normal range of architectural/engineering fees associated with this type of renovation.

This contract contains a basic consultant and professional services fee constituting 10.93% of the construction budget, in addition to reimbursable expenses representing .79% of the construction budget; and a historical and existing conditions survey representing .425% of the construction budget. These percentages combined represent the entire architectural/engineering agreement and constitute 12.146% of the construction budget, which is within the range of fees associated with similar projects for the scope of services required.

FINANCING DATA

The design agreement is divided into five phases:

	<u>Contract</u>	<u>Total City Costs</u>
Phase I - Schematic Design	\$ 640,590	\$ 803,000
Phase II - Design Development	617,838	1,300,000
Phase III - Contract Documents	1,001,290	To be determined
Phase IV - Bidding	118,496	To be determined
Phase V - Construction	536,786	To be determined

Total	\$2,915,000	

The proposed agreement with Dreyfuss Blackford Engler Architects totals Two Million Nine Hundred Fifteen Thousand Dollars (\$2,915,000), with authorization of schematic design requiring \$640,590 at this time. Each phase will require separate authorization by the City Council before continuation of professional services. Funding requirements for FY 88-89 are \$803,000 which includes schematic design, staff costs and miscellaneous consulting services. \$586,219 is available in the old Memorial Auditorium project, PA06 and 216,781 can be transferred from the Community Center fund balance (\$2,076,000 as of March 27, 1989). Funding needs for FY 89-90 to complete design development (Phase II) will be included in the proposed 89-90 Capital Improvement Program.

POLICY CONSIDERATIONS

The proposed agreement is structured in a manner whereby the City and the consultant are fixing the total contract amount at this time with funding alternatives to be developed and authorized as the project progresses. This arrangement represents a departure from the previous practice of identifying funding before design begins. Some design work is needed, however, to provide firm project scope and budget. At the conclusion of design Phase II - design development, funding alternatives will be examined and funding identified before proceeding with Phases III-V of the design agreement.

WBE/MBE EFFORTS

The Request for Qualifications used in the consultant selection process included the City's Policy Statement encouraging participation of WBE/MBE in all services, and commitment by the City to substantially increase the utilization of minority and women owned business enterprises. Out of 130 letters of interest submitted by potential consultants, eight companies were City certified MBE/WBE. Only 10 firms responded with formal proposals to the RFQ, and of these two firms were City certified MBE/WBE firms. After review of all qualifications, the selection committee determined that three firms substantially illustrated that they posed the unique qualifica-

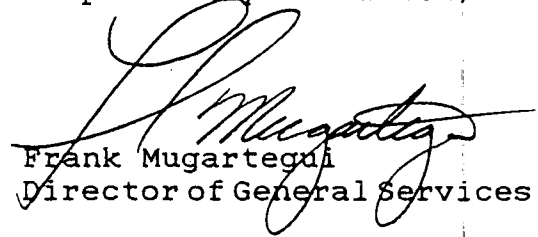
tions necessary to coordinate the intricate design relationships required on this project. One of the three firms selected is a City certified MBE/WBE, however, further investigation and formal interviews provided necessary information on qualifications and experience of each firm. Dreyfuss Blackford Engler Architects was selected as the most qualified firm to provide professional services, however they do not possess MBE/WBE certification.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution authorizing:

1. That the City Manager be authorized to execute an agreement with Dreyfuss Blackford Engler Architects to provide consulting services for conversion of the Memorial Auditorium into a fixed seat theater for an amount not to exceed Two Million Nine Hundred Fifteen Thousand Dollars (\$2,915,000)
2. That the consultant be authorized to complete only Phase I schematic design services at this time, for a fee not to exceed Six Hundred Forty Thousand Five Hundred Ninety Dollars (640,590); and
3. That Eight Hundred Three Thousand Dollars (\$803,000) be transferred from CIP project PA06, Memorial Auditorium Refurnishing and Community Center fund balance to provide FY 88-89 funding of Memorial Auditorium Renovation (PA46).

Respectfully submitted,



Frank Mugartegui
Director of General Services

Recommendation Approved:

Walter J. Slipe, City Manager

April 4, 1989
District #1

Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.

Attachment

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH DREYFUSS BLACKFORD ENGLER ARCHITECTS TO PROVIDE CONSULTANT SERVICES FOR MEMORIAL AUDITORIUM (PA46)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the City Manager is hereby authorized and directed to execute an agreement with Dreyfuss Blackford Engler Architects to provide consulting services for conversion of Memorial Auditorium into a fixed seat theater for an amount not to exceed Two Million Nine Hundred Fifteen Thousand Dollars (\$2,915,000)
2. That the consultant is authorized to complete only Phase I - schematic design services at this time, for a fee not to exceed Six Hundred Forty Thousand Five Hundred Ninety Dollars (\$640,590); and
3. That the following fund transfers be made for FY 88-89:

From:

419-500-PA06-5001	CIP Budget Carryover	\$450,000
101-500-PA06-5000	CIP Budget Carryover	1,538
101-500-PA06-5001	CIP Budget Carryover	134,681
419-710-7012-4999	Admin. Contingency	<u>216,781</u>
		\$803,000

To:

419-500-PA46-4213	Printing/Binding	\$ 3,570
419-500-PA46-4802	Consultant	670,590
419-500-PA46-4821	Consulting Engineer	27,231
419-500-PA46-4822	Material Testing	33,975
419-500-PA46-4830	CIP Indirect Charges	40,028
419-500-PA46-4880	General Fund	20,000
419-500-PA46-4881	General Fund Benefits	<u>7,606</u>
		\$803,000

MAYOR

ATTEST:

CITY CLERK