

REPORT OF GENERAL MANAGER

NO. 01-123

DATE April 18, 2001

C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY - RENOVATION AND EXPANSION (#1504C)
EXTRA SERVICES TO DESIGN CONTRACT NO. 2860

J. Duggan JD
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
*M. Tamuri [Signature]
J. Combs _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve extra services to be paid to Hardy Holzman Pfeiffer Associates (Architect) in the amount of \$280,889.00 for additional design services in the bidding phase, construction phase, and documentation of an "As-Built" record set, in accordance with Articles III and VII of Design Contract;
2. Authorize amendment to the design contract to reflect all additional design fees as a result of the expanded project scope;
3. Authorize amendment to the design contract to eliminate Phase I and Phase II as specified in the contract and identify the total cost of construction as \$31,196,871.00; and,
4. Authorize a term adjustment to the design contract from six years to nine years.

SUMMARY:

On May 1, 1996, the Board authorized the award of a personal services contract to the architect to provide design services for the Griffith Observatory Refurbishment and Expansion (#1759A), as outlined in Board Report No. 210-96.

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At the conclusion of pre-design, the project scope expanded and the cost of construction increased from \$20,000,000.00 to approximately \$31,000,000.00. The Board has authorized extra services to the design contract at each design phase to reflect the expanded project scope as follows:

<u>Board Report</u>	<u>Scope</u>	<u>Extra Service Approved</u>	<u>Amount</u>
No. 099-99	9%	Expanded Schematic Design	\$ 80,574.00
No. 422-99	14%	Expanded Preliminary Design	\$112,804.00
No. 00-473	18%	Expanded 50% Working Drawings	\$158,000.00
No. 00-473	18%	Expanded 100% Working Drawings	\$158,000.00
No. 00-473	9%	Expanded Final Plans	\$ 79,000.00

The remaining portion of the design contract is the bidding phase, construction phase and documentation of an "As-Built" record set. The Architect is entitled to additional compensation for the remaining portion of the design contract, commensurate with the additional cost of construction. The proposed fee increase of \$280,889.00 was derived by using the Department's standard fee schedule to establish the total design fee for the given increase in cost of construction. Per the fee schedule, nine percent (9%) of the total was then used to determine the level of compensation for the Bidding phase; eight percent (8%) for the construction phase; and fifteen percent (15%) for the documentation of an "As-Built" record set as follows:

<u>Scope</u>	<u>Extra Services to be Approved</u>	<u>Amount</u>
9%	Expanded Bidding	\$ 79,000.00
8%	Expanded 50% Construction	\$ 70,222.00
15%	Expanded "As-Built" Record Set	<u>\$131,667.00</u>
	Total	<u>\$280,889.00</u>

Per the terms of the contract, Phase I has been defined as the total cost of the project in the amount not-to-exceed \$13,000,000.00. Phase II has been defined as the total cost of the project, which allows the bid amount to increase in the amount not-to-exceed \$7,000,000.00, so that the total amount at the time of bid will not exceed \$20,000,000.00. Currently, the total cost of construction for the project is \$31,196,871.00 and Phase I and II, as specified in the contract, is no longer applicable in describing the project and should be eliminated as an amendment to the contract.

The Department staff has determined that the completion of construction may exceed the six (6) year term of the personal services contract with the architect. Since the architect's services will be required through the completion of construction, it is essential that the term of the contract be extended to ensure uninterrupted service.

Funds are available for construction in Fund No. 302, Account No. 9270.

Prepared by Sammy Wong, Project Manager.