

REPORT OF GENERAL MANAGER

NO. 01-242

DATE July 11, 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. Combs _____
A. Corrales _____
J. Duggan JD
J. Kolb _____

H. Fujita _____
*M. Tamuri MT
M. Matthews _____

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Withdrawn _____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 \$63,925.00 in accordance with Articles III and VII of the Design Contract, for the design and coordination between various Specialty Consultants. The amount of \$19,800.00 is to be apportioned to the architect for coordination services, and the amount of \$44,125.00 is to be apportioned to various Specialty Consultants for services to be provided through the working drawings and final plans phase as outlined below:

<u>Specialty</u>	<u>Firm</u>	<u>Amount</u>
Hazardous Material	Integrity Environmental Consultants, Inc.	\$17,250.00
Technology	Vantage Technology Consulting Group	12,500.00
Lighting	Horton Lees Brogden Lighting Design, Inc.	<u>14,375.00</u>
	Total	\$44,125.00

2. Approve extra services to be paid to the Architect in the amount of \$52,000.00 in accordance with Articles III and VII of the Design Contract, for the construction documentation of a site design for the project. The amount of \$32,000.00 is to be apportioned to the Architect for providing additional plans and specifications, and the amount of \$20,000.00 is to be apportioned to Specialty Consultants for services to be provided through the working drawings and final plans phase as outlined below:

<u>Specialty</u>	<u>Firm</u>	<u>Amount</u>
Civil Engineering	Psomas and Associates	\$20,000.00

REPORT OF GENERAL MANAGER

PG. 2

NO. 01-242

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 Renovation and Expansion (#1759A), as outlined in Board Report No. 210-96. The working drawing phase began on January 2, 2001, and will conclude on August 14, 2001. The final plans will begin on August 15, 2001, and will conclude on November 3, 2001.

The renovation of such a unique facility requires specialized knowledge and assistance from Specialty Consultants who are experts in the latest technological innovations, equipment, design, systems and construction of historic buildings, science museums, theaters, and planetaria. The Architect does not have in his employ staff with the necessary knowledge and expertise and must seek outside experts to provide these services, as allowed for in the consultant's contract under Specialty Consultants. The Specialty Consultants will provide expertise in the design, construction and renovation of the observatory for the following:

Hazardous Material

Per the Hazardous Material Survey Reports dated December 1, 1998 and the subsequent amendments dated February 12, 2001, Griffith Observatory contains both asbestos and lead-based paint. Since these hazardous materials are on and interwoven with the historic fabric of the building, abatement cannot take place prior to construction and must be part of the contractor's scope of work. It is important that the plans and specifications for that work be coordinated into the rest of the project. Integrity Environmental Consultants, Inc. prepared the original hazardous material surveys and will provide plans and specifications to be included in the working drawings and final plans.

Technology

In addition to the basic telephone and data system for the observatory staff, the renovated and expanded Griffith Observatory will house state-of-the art audio visual and computer equipment for the Planetarium Theater and the Leonard Nimoy Event Horizon Theater. The classroom and conference room will have audio visual systems as well. The security system, the fire alarm system, the public address system, and the building maintenance system all have a computer interface. In addition, the future exhibits, bookstore, and food service will be computer dependent. Some of these systems are part of the base construction project and others will be added at a later date. It is important that a strategy for technology be developed now so that the various technologies are able to interface with each other as required in the future. Vantage Technology Consulting Group will develop a strategy for technology throughout the building and will document the infrastructure requirements for the project.

REPORT OF GENERAL MANAGER

PG. 3

NO. 01-242

Lighting

The lighting consultant, Horton Lees Brogden Lighting Design developed working drawings and final plans based on the approved preliminary plans for the project dated, April 17, 2000. However, there have been changes to that design as a direct result of the exhibit design program developed by the exhibit designers, Chermayeff and Geismar. There have also been additions to the design to provide exhibit lighting infrastructure. Due to these changes to the plans, Horton Lees Brogden Lighting Design will provide additional design services for the working drawings and final plans.

Site Design

During construction, the contractor will use the existing parking lot as a staging area for materials, vehicles and equipment. As a result, the existing parking lot will need to be replaced and need to be reflected in the working drawings and final plans. In addition, the Architect will provide construction documents, to reflect the desire of Department and Observatory staff to demolish the existing snack bar and restrooms. Psomas and Associates will address the site demolition, horizontal control, rough grading, site utilities, precise grading and drainage for the area north of the original project boundary.

Based upon the breath of experience and knowledge in the design and construction field that each of the firms above attains, they have been selected as Specialty Consultants to be used for the project. The Department has reviewed each of the proposals submitted and has found them to be consistent with the level of extra services requested.

Funds are available in Fund No. 205, Account No. H014.

Report prepared by Sammy Wong, Project Manager.