

REPORT OF GENERAL MANAGER

NO. 01-364

DATE October 3, 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 MM

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

It is recommended that the Board:

1. Eliminate Integrity Environmental Consultants, Inc. as a Specialty Consultant to Hardy Holzman Pfeiffer Associates and the approved amount of \$17,250.00 in Extra Services which was approved in Board Report No. 01-242; and,
2. Approve Extra Services to be paid to Hardy Holzman Pfeiffer Associates (Architect) in the amount of \$9,910.00 in accordance with Articles III and VII of the Design Contract. This amount is to be apportioned to Citadel Environmental Services, Inc. as a Specialty Consultant to the Architect, for environmental design services through the Final Plans Phase.

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 concluded on August 14, 2001. The Final Plans began on August 15, 2001, and will conclude on November 3, 2001.

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.

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The renovation of such a unique facility requires specialized knowledge and assistance from an environmental Specialty Consultant who is an expert in the latest hazardous material abatement procedures of historic buildings. 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.

On July 11, 2001, the Board authorized Extra Services to the Architect to provide environmental design services with Specialty Consultant, Integrity Environmental Consultants, Inc. (Board Report No. 01-242). Unfortunately, Integrity has been unresponsive and is unable to currently perform the work as outlined in their proposal. At this time, it is recommended by Department staff that the Board authorize the Architect to proceed with Citadel Environmental Services, Inc. as a Specialty Consultant.

Based upon the breath of experience and knowledge in the design and construction field that the firm above attains, they have been selected as Specialty Consultants to be used for the project. The Department has reviewed the proposal submitted by Citadel Environmental Services, Inc. and has found them to be consistent with the level of Extra Services requested.

Funds are available in Fund No. 302, Account No. 927PS.

Report prepared by Sammy Wong, Project Manager.