

REPORT OF GENERAL MANAGER

NO. 01-366

DATE October 3, 2001

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARNSDALL PARK - PHASE II DEVELOPMENT (#1034D) - CONSULTANT SELECTION

J. Combs _____
A. Corrales _____
J. Duggan _____
J. Kolb _____

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

Eileen J. ...
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Authorize the award of a professional services contract to Levin & Associates Architects to complete design and construction documents for the Barnsdall Park Phase II Development project, for a fee of \$ 895,000.00;
2. Find, for the reasons set forth in this report, that pursuant to Charter Section 1022 the work can be performed more economically and feasibly by independent contractors than by City employees, and that pursuant to Charter Section 371 (e) (2) the services to be performed are of an expert, professional and/or technical nature and are of a temporary and occasional character such that competitive bidding would not be practicable or advantageous;
3. Find that the firm is uniquely qualified to provide this design work due to their experience with the historic site, and historic Frank Lloyd Wright structures on the site, gained through their extensive design work provided for Phase I of the Barnsdall Park Master Plan Implementation;
4. Direct the Commission Secretary to submit the contract to the Mayor in accordance with Executive Directive 16, and to the City Attorney; and,
5. Authorize the Commission President and Secretary to execute the contract upon receipt of the necessary approvals.

SUMMARY:

The Phase I construction of Barnsdall Park is currently under construction. The project scope includes grading, drainage, paving, lighting historic/non-historic, landscape, irrigation, FEMA repairs and hazard mitigation to six (6) of the seven (7) buildings and some restoration work to Hollyhock House relative to the earthquake repairs to the building.

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During the permitting process for Phase I, Building and Safety found that both Hollyhock House and Residence A were not permitted for commercial use, having been constructed as single family dwelling units, and that additional seismic mitigation measures were required in both buildings before they could be reopened to the public. Since there was a deadline to use the FEMA funds available, Building and Safety allowed Phase I to move forward as long as the buildings were not open for use between completion of Phase I and II. Construction that is currently underway is independent, by intent, of work that will be completed in Phase II and in no way compromises future work. FEMA will sign off on the repairs and hazard mitigation at the end of Phase I and the Phase II work could immediately begin if plans are complete and funding is available.

Phase II of the project would complete plans and specifications to complete the seismic hazard mitigation, and related restoration, of Hollyhock House; complete the historic structures report for Residence A and provide construction documents for the seismic hazard mitigation and related restoration for Residence A in accordance with the approved historic structures report for the building.

The renovation for Barnsdall Park has been under design since 1994. MTA leased a portion of the park to provide for construction of the Red Line. Under the terms of the lease MTA paid the Department approximately \$8 million which has been used to complete the designs, studies, reports, surveys, construction documents and construction of the all non-building related work in Phase I. The lease prompted the Department, with Cultural Affairs Department which programs the buildings on the site, and a task force, which was developed by and included the Council Office, to complete a Master Plan for the historic site which was approved by the Board in December 1995. The Task Force, through, and with project management from the Department, hired the firm of Peter Walker Partners (PWP) to complete the master plan. PWP hired a team of professionals to work on the plan. Included in that team, to provide the architectural and related documents, was Levin & Associates Architects. Subsequently Levin & Associates completed the plans and specifications for the Phase I work currently under construction in the buildings at Barnsdall. The construction documents were prepared in accordance with the master plan, historic structures report and historic site survey which are all documents related to the project that the firm has also participated in developing.

In order to maintain the integrity of a unique and historic park with the Frank Lloyd Wright Hollyhock House as its centerpiece, it is incumbent upon the Department to endeavor to select consultants having special qualifications and expertise in historic preservation and rehabilitation, structural design and analysis of historic structures, and historic preservation architecture.

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Toward that end Department staff determined that the project would be best be served by acknowledging the number of years that have gone into the development of the base information and design for the historic Wright buildings with the existing architectural project team and if possible that team should be utilized to complete the design for phase II. Therefore, Levin and Associates Architects was asked to put together a proposal as the lead consultant, using Martin Weil, Melvyn Green and Associates and Adamson Associates to complete the necessary design and construction documents required for Phase II. These firms are the primary consultants for the previous design work and are all firms with extensive experience, not only with Barnsdall Park historic structures, and are recognized as professionals with the highest levels of architectural preservation knowledge and the means and methods to structurally rehabilitate these important historic structures. Since no other firms were requested to propose a scope of work or fee for the project, the Board must find that the firm is uniquely qualified to provide this work due to their extensive experience on the project.

The firm is being recommended for selection in compliance with all applicable policies, and laws. The principals of the firm are not employees or officials of the city, they are free to make recommendations and perform the services specified in the contract, and they have no authority with respect to the City's decisions relating to the project beyond fulfilling the provisions of the contract.

The fee for the contract is \$895,000.00 based on research, historic structure report for Residence A, design development, construction documents, permitting, bid assistance, structural observation and some construction observation for both facilities, for the project. The term of the contract shall not exceed three years based on the probability of construction in 2004.

The project design funds will be available through the city wide seismic bond program. Funds are designated in an amount of \$1.1 million. The remainder of the funds will be required to complete surveys, testing of materials, geotechnical investigation for Residence A, permits and other relevant design related costs.

The firm is a WBE firm and they have agreed to conduct an outreach program in the event that the services of a subconsultant are required.

Report prepared by Kathleen Chan, Project Manager.