

REPORT OF GENERAL MANAGER

NO. 03-06

DATE January 8, 2003

C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY - RENOVATION AND EXPANSION (#1504C)
AMENDMENT NO. 2 TO DESIGN CONTRACT NO. 2860 WITH HARDY
HOLZMAN PFEIFFER ASSOCIATES, INCREASING THE TERM AND
CONTRACT AMOUNT

J. Duggan _____
A. Corrales _____
J. Kolb _____
H. Fujita _____

J. Kolb _____
* R. Fawcett PK FOR
L. Barth _____

*John Duggan for
Manuel A. Mallinco*

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve the attached Amendment No. 2 increasing the remaining base contract amount of \$343,620.00 by \$604,380.00, for a total amount of \$948,000.00 with a revised payment schedule, for base consulting services to be rendered by Hardy Holzman Pfeiffer Associates (Architect) during construction;
2. Approve the attached Amendment No. 2 increasing the amount of the contract by \$428,550.00, for Specialty Consultants during construction;
3. Approve the attached Amendment No. 2 increasing the amount of the contract by \$2,759,898.50, for extra services already completed by the Architect;
4. Approve an extension of Contract No. 2860 for an additional two (2) years for a new total of eight (8) years, with a new expiration date of June 24, 2006;
5. Find that the Department does not have available in its employ personnel with sufficient time and the necessary expertise to undertake these specialized professional tasks in a timely manner and it is more feasible and economical as well as in the Department's best interest to secure these services by contract; and,
6. Direct the Board Secretary to submit the proposed Agreement to the Mayor in accordance with Executive Directive No. 16, concurrently to the City Attorney for review as to form, and

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to the City Council. Upon the Mayor's, the Council's and City Attorney's approval, authorize the President and Secretary of the Board to execute the Agreement.

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 project (#1759A), as outlined in Board Report No. 210-96. The contract identifies a total cost for construction in the amount of \$20,000,000.00. At the conclusion of each design phase, the estimated cost of construction increased and the Architect was entitled to additional compensation commensurate with the additional cost of construction. The project scope reflected the extent of expansion and renovation desired by the Observatory staff to maintain a reasonable level of service to the citizens of Los Angeles, with a growing regional population and a heightened interest in astronomy. The Amendment will increase the base contract amount of \$1,644,000.00 by \$3,792,828.50, for a new total amount of \$5,436,828.50 as follows:

<u>Description</u>	<u>Amount</u>
Existing Base Contract	\$1,644,000.00
Expanded Construction Services	\$604,380.00
Specialty Consultants During Construction	\$428,550.00
Extra Services Completed to Date	<u>\$2,759,898.50</u>
TOTAL	\$5,436,828.50

Expanded Construction Services

On September 20, 2002, the Board awarded the construction contract to the lowest responsible bidder S.J. Amoroso Construction Co., Inc. (Bd. Rpt. No. 02-339). The Department would like to have the Architect continue with the construction phase, with an adjustment to the Architect's services and fees to reflect the new cost of construction, in accordance with Articles III and VII of the contract. The Amendment will increase the remaining base contract amount of \$343,620.00 by \$604,380.00, for a total amount of \$948,000.00 with a revised payment schedule for base consulting services to be rendered by the Architect during construction. The existing payment schedule would pay the Architect at 50% and 100% completion of the project on an estimated 30 month construction duration, and would create a financial burden for the Architect. The amended payment schedule in the contract will pay the Architect at more frequent intervals as follows:

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<u>Payment Schedule</u>	<u>Amount</u>
10% Completion of Construction	\$95,000.00
20% Completion of Construction	\$95,000.00
30% Completion of Construction	\$95,000.00
40% Completion of Construction	\$95,000.00
50% Completion of Construction	\$95,000.00
60% Completion of Construction	\$95,000.00
70% Completion of Construction	\$95,000.00
Final Acceptance of Construction	<u>\$283,000.00</u>
TOTAL	\$948,000.00

Specialty Consultants During Construction

The renovation of such a unique facility requires specialized knowledge and assistance from those who are familiar with the latest technological innovation, equipment, design, systems, renovation, and construction of historic structures, science museums, theaters, and planetaria. The Architect does not have in his employed staff the necessary knowledge and expertise and must seek outside experts to provide these services, as allowed for in the Architect's contract under Specialty Consultants. The Specialty Consultants will review shop drawings, submittals, respond to contractor questions, and clarify the design during construction. The Specialty Consultants is requesting a total amount of \$428,550.00. Staff has reviewed each of the proposal submitted and has found them to be consistent with the level of extra services requested. The Specialty Consultants to be employed during construction is as follows:

<u>Specialty</u>	<u>Firm</u>	<u>Amount</u>
Acoustics	McKay Conant Brook, Inc.	\$11,000.00
Audio Visual	McKay Conant Brook, Inc.	\$14,500.00
Civil Engineer	Psomas and Associates	\$34,500.00
Code Review	Rolf Jensen and Associates, Inc.	\$3,700.00
Elevator	Lerch Bates and Associates, Inc.	\$3,500.00
Food Service	Abrams & Tanaka Associates, Inc.	\$1,575.00
Lighting	Horton Lees Brogden Lighting Design, Inc.	\$28,000.00
Security	Engineering Automation Systems, Inc.	\$10,500.00
Waterproofing	Simpson Gumpertz & Heger, Inc.	\$103,950.00
Theater Design	Auerbach & Associates	\$96,325.00
Signage	Chermayeff & Geismar, Inc.	\$37,000.00
Environmental	Citadel Environmental Services, Inc.	\$64,000.00
Conservation	TBD	\$10,000.00
Metal/Stone	TBD	<u>\$10,000.00</u>
	TOTAL	\$428,550.00

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Extra Services Completed to Date

The Board has already authorized \$2,859,555.00 at each design phase to reflect the expanded project scope as a result of the increased cost of construction and the need for Specialty Consultants. The Amendment will increase the contract amount by \$2,859,555.00 and decrease the contract by (\$99,656.50) in unexpended consultant fees, for an adjusted increase amount of \$2,759,898.50 as follows:

<u>Bd Rpt No.</u>	<u>Extra Service Approved</u>	<u>Amount</u>
277-98	Planetarium Consultant Services	\$129,500.00
99-99	Expanded Schematic Design	\$80,574.00
99-99	Planetarium Schematic Design	\$25,000.00
287-99	Schematic Plans Specialty Consultants	\$84,200.00
	(Unexpended Consultant Fees)	(\$15,260.54)
422-99	Expanded Preliminary Design	\$112,804.00
00-33	Preliminary Plans Specialty Consultants	\$189,700.00
	(Unexpended Consultant Fees)	(\$47,446.84)
00-262	FF&E thru Preliminary Plans	\$32,900.00
00-262	Exhibit Coordination Schematic Plans	\$120,160.00
00-473	Expanded 50% Working Drawings	\$158,000.00
00-473	Expanded 100% Working Drawings	\$158,000.00
00-473	Expanded Final Plans	\$79,000.00
00-473	Deductive Alternate Design	\$44,220.00
00-474	Site Design, Quality Assurance Reporting	\$211,200.00
	(Unexpended Consultant Fees)	(\$13,596.00)
00-475	Planetarium Tenant Improvement	\$273,302.00
	(Unexpended Consultant Fees)	(\$18,821.16)
00-475	Transit Corridor Tenant Improvement	\$51,101.00
00-475	Exhibit Coordination Preliminary Plans	\$296,000.00
00-475	FF&E thru Working Drawings	\$66,900.00
00-475	Working Drawings Specialty Consultants	\$472,550.00
01-242/364	Working Drawings Specialty Consultants	\$56,585.00
	(Unexpended Consultant Fees)	(\$4,531.96)
01-242	Site Design Working Drawings	\$52,000.00
02-62	Expanded Bidding	\$101,404.00
02-62	Bidding Specialty Consultants	\$49,255.00
02-62	Planetarium Dome Support - Bidding	\$8,500.00
02-62	Hazardous Material Sampling - Bidding	<u>\$6,700.00</u>
	TOTAL EXTRA SERVICES COMPLETED	\$2,759,898.50

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The contract will expire on June 24, 2004. The Department staff has estimated that the completion of construction will be in 2005 and will exceed the six 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. The Amendment will extend the contract for an additional two years for a total term of eight years, with a new expiration date of June 24, 2006.

This contract is recommended for amendment in compliance with all Department and City procedures, policies and laws applicable to the award of the contracts. Principals of the firm are not employees or officials of the City; are free to make recommendations or perform the services specified in the contract; and have no authority, with respect to the City's decisions relating to the project, beyond fulfilling the provisions of the contract.

The firm has agreed in writing to comply with and/or has submitted the appropriate, executed forms (listed below) as outlined on the CAO's "Analysis of Proposed Contract" form and the "Standard Provisions For City Contracts."

Child Care and Child Support Declaration Statements

Affirmative Action Program

Business Tax Registration Certificate

Equal Benefits Ordinance

MBE/WBE Policy

Living Wage, Service Worker Retention Ordinance

Insurance Requirements

This Amendment requires City Attorney approval.

Prepared by Sammy Wong, Project Manager.