



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Katy Allen

SUBJECT: ALMADEN WINERY
COMMUNITY CENTER
SEISMIC RETROFIT PROJECT

DATE: 02-09-04

Approved

Date

Council District: 10

RECOMMENDATION

Approval of the first amendment to the agreement with Garcia Teague Architecture + Interiors for architectural consultant services for the Almaden Winery Community Center Seismic Retrofit Project, increasing compensation for design services by \$17,800, for a total agreement amount not to exceed \$217,800 and reducing the term of the agreement from June 30, 2004 to March 3, 2004.

CEQA: Not a project.

BACKGROUND

Almaden Winery Center, formerly the Almaden Winery, is an existing two-story masonry building located at 5730 Chambertin Drive (map attached). In March 2002, Council approved a \$200,000 agreement with Garcia Teague Architecture + Interiors to provide architectural design services including construction contract administration for the Almaden Winery Community Center Seismic Retrofit Project. The design phase was completed in November 2003. The construction contract in the amount of \$1,764,000 was awarded on December 16, 2003, and construction is expected to be completed in December 2004.

ANALYSIS

Garcia Teague Architecture + Interiors has requested an increase in their design fee. Staff concurs that there were some increases in the project scope resulting from community input that provides justification for an increase in the design fee. Staff has negotiated the fee for the additional design services using a meet and confer process. In addition, consistent with Council Policy to utilize City staff resources to implement project work during the current economic downturn, staff recommends that the construction contract administration be deleted from the agreement and the work be done by existing City staff. The net increase in compensation is

\$17,800. The proposed additional fee is considered reasonable for the amount of work performed and this amount is available within the project budget.

PUBLIC OUTREACH

Not applicable.

COORDINATION

This amended agreement and memo have been coordinated with the Departments of Parks, Recreation and Neighborhood Services, the City Manager's Budget Office and the City Attorney's Office.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$17,800

2. COST OF PROJECT:

Original agreement	\$ 200,000
First amendment	17,800
Design Management	<u>150,000</u>
TOTAL	\$ 367,800

3. SOURCE OF FUNDING: 389 – Construction & Conveyance Tax Fund, Council District 10*

*The contract amendment recommended in this memorandum would be funded by the Construction and Conveyance Tax Fund – Council District 10. An additional \$2.16 million is programmed for this project in the General Fund in 2003-2004.

4. FISCAL IMPACT: Not applicable.

BUDGET REFERENCE

Fund #	Appn #	Appn. Name	RC #	Total Appn.	Amt. for Contract	Adopted Budget Page	Last Budget Action (Date, Ord. No.)
389	4172	Almaden Winery Center Conversion	106363	197,000	17,800	Page 543	10/14/2003, Ord. No. 26997
001	6980	Almaden Winery Center Conversion		2,164,000	N/A	Page 543	10/14/2003, Ord. No. 26997
		Total		\$2,361,000	\$17,800		

CEQA

Not a project.

KATY ALLEN
Director, Public Works Department

GR:DT:aw
Attachment
CC Memo Agree Amend_5.doc