

Memorandum

To: HONORABLE MAYOR AND
CITY COUNCIL

From: Katy Allen

SUBJECT: SEE BELOW

DATE: 04-20-05

Approved

Katy Allen

Date

4/21/05

Council District: 5
SNI: East Valley/680
Communities

SUBJECT: FIRST AMENDMENT TO AGREEMENT WITH FRANCO ASSOCIATES ARCHITECTS FOR ARCHITECTURE CONSULTANT SERVICES FOR THE DR. ROBERTO CRUZ ALUM ROCK BRANCH LIBRARY PROJECT

RECOMMENDATION

Approval of a first amendment to the agreement with Franco Associates Architects for architectural services for the Dr. Roberto Cruz Alum Rock Branch Library, extending the term of the agreement from May 30, 2005 to November 30, 2005, and increasing the amount of compensation by \$58,000, for a total agreement amount not to exceed \$1,033,000.

CEQA: Mitigated Negative Declaration, H02-064.

BACKGROUND

In June 2002, Council approved an agreement with Franco Associates Architects to provide architectural design services for the new Dr. Roberto Cruz Alum Rock Branch Library. The consultant agreement scope of work included program review, conceptual design, schematic design, design development, preparation of construction documents, services in connection with construction contract bidding and award, construction administration, preparation and compilation of record documents and project close-out. The term of the agreement expires on May 30, 2005.

Construction of the 26,000 square foot Library began on the project in January 2004, and it is on schedule for a beneficial occupancy in June of this year.

ANALYSIS

After the agreement was awarded to the consultant in June 2002, the scheduled completion date of the Dr. Roberto Cruz Alum Rock Branch Library was extended from February 2005 to July 2005 in order to comply with the Council-approved Budget Strategy Economic Recovery to defer operating and maintenance costs.

The proposed extension of the agreement with Franco Associates Architects will allow for the added months of construction jobsite observation, documentation coordination and meeting attendance not covered within the terms of the original agreement.

A minor fee increase of \$58,000 was determined to be equitable for the tasks associated with the new schedule.

OUTCOME

By approving this amendment, the City will be able to retain the consultant for the extended amount of time.

PUBLIC OUTREACH

Not applicable.

COORDINATION

This agreement and memorandum have been coordinated with the City Attorney's Office, the City Manager's Budget Office, the Planning, Building and Code Enforcement Department and the Library Department.

COST IMPLICATIONS

1. AMOUNT OF RECOMMENDATION: \$58,000

2. COST OF PROJECT*:

Project Delivery	\$2,013,000
Construction	8,225,000
Contingency	822,000
Public Art	209,000

TOTAL PROJECT COSTS

\$11,269,000

**Subject: First Amendment To Agreement With Franco Associates Architects For Architecture
Consultant Services For The Dr. Roberto Cruz Alum Rock Branch Library Project**

Page 3

Prior Year Expenditures/Encumbrances 9,972,526
REMAINING PROJECT BUDGET \$ 1,296,474

*A total of \$9,972,526 was expended/encumbered from 2000-2001 through 2003-2004 for project development, construction, and project delivery costs.

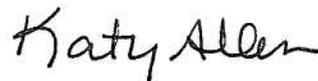
3. SOURCE OF FUNDING: 472 – Branch Libraries Bond Projects Fund
4. FISCAL IMPACT: This project is consistent with the Council-approved Budget Strategy Economic Recovery section in that it will spur construction spending in our local economy. The project will have an operating and maintenance impact of \$688,000 starting in 2005-2006. This project has already been incorporated in the 2006-2010 Five-Year Forecast.

BUDGET REFERENCE

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	2004-2005 Adopted Budget Page	Last Budget Action (Date, Ord. No.)
Remaining Project Budget			\$ 1,296,474			
Current Funding Available:						
472	6999	Alum Rock Branch	Various	\$1,297,000	V-454	02/08/05, Ord. No. 27350
		TOTAL		\$1,297,000		

CEQA

Mitigated Negative Declaration, H02-064.



KATY ALLEN
Director, Public Works Department