

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Construction Management for Carnegie Library Repair and Retrofitting
DATE: December 18, 2007

NEEDS: For the City Council to consider awarding a contract for construction management services for the Carnegie Library Repair and Retrofitting project.

- FACTS:**
1. On December 22, 2003, the City was subjected to a 6.5 magnitude earthquake which caused moderate damage to the City's Carnegie Library.
 2. On July 6, 2004, the City engaged the services of Architectural Resources Group to prepare the construction documents to repair and retrofit the Carnegie Library and subsequently advertised for and opened bids for repair and retrofitting services.
 3. The construction involves repairing the earthquake damages and restoring the facility to pre-disaster function in accordance with applicable building codes. As the project is being financed in majority by FEMA through the California Office of Emergency Services, extensive documentation of all phases of construction is required.
 4. The estimated construction budget for the project is \$2,200,000.
 5. In December 2007, a Request for Proposal was issued to 49 firms to provide construction management services. Six firms responded with fees ranging from \$172,500 to \$378,950.
 6. Staff evaluated each proposal as to completeness and through understanding of the project and the specifics of providing construction management services for the Carnegie project. On December 3 and 4, the three firms presenting the most complete proposal were invited to appear before a selection committee.

**ANALYSIS &
CONCLUSION:**

It is anticipated that one full time person would be at the job site during the 10 month duration of the project to handle all construction management duties. The selection committee determined that the firm of Bachini Deferville Management best understood the needs of the project and could provide all of the services required. This Santa Maria firm has performed construction management services for the Allan Hancock Joint Community College District, Castaic Lake Water Agency, Santa Maria-Bonita School District and Mission College Preparatory School. Staff also checked with their past clients, and Bachini Deferville received excellent recommendations.

POLICY

REFERENCE: None

**FISCAL
IMPACT:**

The following is a summary of the funding needs for this project:

Construction Management	\$172,500
Contingency (10%)	<u>17,250</u>
	\$ 189,750

It is proposed that the City Council allocate \$189,750.00 to Budget Account No. 100.820.5224.261 to cover the cost of construction management services for the Carnegie Library. The construction management costs are subject to reimbursement by FEMA.

OPTIONS:

a. Adopt Resolution No. 07-xx to:

- 1) For the City Council to authorize the City Manager to engage the services of Bachini Deferville Management to provide construction management oversight for the Carnegie Repair and Retrofitting project in the amount of \$189,750.00

b. Amend, modify, or reject the above option.

Attachments (1)

- 1) Resolution

Report prepared by:
Freda Berman

RESOLUTION NO. 07-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROPRIATING FUNDS AND ENGAGING THE SERVICES OF
BACHINI DEFERVILLE MANAGEMENT FOR THE CARNEGIE LIBRARY

WHEREAS, on December 22, 2003, the City was subjected to a 6.5 magnitude earthquake which caused moderate damage to the City's Carnegie Library; and

WHEREAS, the City has engaged the services of Architectural Resources Group to prepare the construction documents to repair and retrofit the Carnegie Library and advertised and opened bids for construction; and

WHEREAS, Requests for Proposal (RFP) were issued for a construction management firm to document and track all phases of the construction project; and

WHEREAS, Bachini Deferville Management has provided a comprehensive proposal to provide all needed construction management services.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby appropriate \$189,750.00 (\$172,500.00, plus a 10% contingency) to Account No. 100.820.5224.261.

SECTION 2. The City Council does hereby authorize the City Manager to enter into a contract with Bachini Deferville Management in the amount not exceed \$189,750.00, to provide construction management services for the Carnegie Library Repair and Retrofitting project.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of December 2007 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Frank R. Mecham, Mayor

Deborah D. Robinson, Deputy City Clerk