



City of Sunnyvale

Agenda Item-No Attachments (PDF)

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REPORT TO COUNCIL

SUBJECT

Award of Contract for Design of Community Center Infrastructure Renovation Project (F14-44)

REPORT IN BRIEF

Approval is requested to award a contract to Cody Anderson Wasney Architects, Inc. of Palo Alto in the amount of \$685,983 (\$657,788 for design and related services, and \$28,195 in optional services to evaluate solar power alternatives) for design of the Community Center Comprehensive Infrastructure Renovation Project (Public Works Project No. PR-13/02-14). Approval is also requested for a 10% design contingency in the amount of \$68,598.

ENVIRONMENTAL REVIEW

This award of a design contract is not a project as defined in Section 15378 of the California Environmental Quality Act (CEQA).

BACKGROUND AND DISCUSSION

The proposed contract includes the predesign, design and development of Public Works construction bid documents for planned infrastructure renovations to the buildings on the Community Center Campus, including the Creative Arts Center, Performing Arts Center (Theater), Indoor Sports Center and the Recreation Building. Services associated with bidding and construction phase support are also included.

Infrastructure renovations will include roofing; heating ventilation and air conditioning (HVAC) equipment replacements, fire protection systems; electrical and plumbing upgrades; interior/exterior improvements such as door hardware, campus signage, floor refinishing, acoustical panels; and other work as necessary to meet current codes and energy efficiency standards. The majority of this work follows recommendations provided in a comprehensive investigation of existing conditions at the Community Center, by Winzler & Kelly (now GHD, Inc.), and completed in April 2012.

Request for Proposal (RFP) specifications were prepared by Public Works and Purchasing staff. The work scope identified 32 improvements to the facility as described in the initial investigation by Winzler & Kelly. Request for Proposals No. F14-44 was directly distributed to seven Bay Area design firms and posted on the Demandstar public procurement network. Twenty one (21) firms requested the RFP documents. Proposals were received on January 22, 2014. Four responsive proposals were received as follows:

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|--|-----------|
| GHD, Inc., of San Jose | \$772,501 |
| IBI Group Architecture Planning, of San Jose | \$578,975 |
| Cody Anderson Wasney Architects, Inc. of Palo Alto | \$697,985 |
| Allana Buick & Bers, Inc., of Palo Alto | \$750,970 |

Proposals were reviewed by an evaluation team consisting of Public Works Engineering, Facilities Services and Community Services staff. The firms were evaluated on qualifications, experience and programmatic approach. The top three ranked firms were invited to interviews with the evaluation team, and Cody Anderson Wasney Architects, Inc. was unanimously selected as the highest ranked proposer. Subsequent negotiations reduced their proposal fees for basic services from \$697,985 to \$657,788.

The RFP included a request for the consulting firms to provide a cost estimate to evaluate alternatives for the provision of solar power on the campus, including options for rooftop or covered parking lot systems. The cost to provide the analysis will add \$28,195 to the contract, increasing the total to \$685,983.

FISCAL IMPACT

Project costs are as follows:

| | |
|---|-----------------|
| Project design (including bid and construction support) | \$657,788 |
| Solar power alternatives analysis | \$28,195 |
| Design contingency (10%) | <u>\$68,598</u> |
| Total cost | \$754,581 |

Budgeted funds are available in Capital Project 829190 (Community Center Comprehensive Infrastructure), funded by the Park Dedication Fund.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall, at the Sunnyvale Senior Center, Community Center and Department of Public Safety; and by making the agenda and report available at the Sunnyvale Public Library, the Office of the City Clerk and on the City's website.

RECOMMENDATION

1) Award a contract, in substantially the same format as Attachment 1 and in the amount of \$685,983, to Cody Anderson Wasney Architects, Inc., for the subject project, and authorize the City Manager to execute the contract when all the necessary conditions have been met; and 2) Approve a 10% design contingency in the amount of \$68,598.

Prepared by: Pete Gonda, Purchasing Officer

Reviewed by: Grace Leung, Director, Finance

Reviewed by: Dan Wax, Superintendent, Library and Community Services

Reviewed by: Kent Steffens, Director, Public Works

Approved by: Robert A. Walker, Interim City Manager

ATTACHMENTS

1. Draft Consultant Services Agreement