

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 10/13/08		Item Number: <u>C-10</u>	
AGENDA ITEM: Approval of Professional Services Agreements with McClaren Wilson & Lawrie, Inc. (MWL) and Widom Wein Cohen O'Leary Terasawa (WWCOT) for the Re-Design of the Firing Range Rehabilitation Project, P-832			
Contact Person/Dept.: Elaine Jeng/PW		Phone Number: (310) 253-5621	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☐ No ☒	
Public Hearing: ☐		Action Item: ☐	Attachments: ☒
Public Notification: Master E-mail Notification List (10/08/08); MWL and WWCOT, via e-mail on (10/08/08).			
Department Approval: Charles D. Herbertson (10/03/08)		City Attorney Approval: Carol Schwab (by H. Baker) (10/06/08)	
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (10/08/08)		City Manager Approval: Jerry B. Fulwood (10/08/08)	

RECOMMENDATIONS:

Staff recommends the City Council: 1) award of a professional services agreement with McClaren, Wilson, & Lawrie, Inc. (MWL) to re-design project components and provide design-oversight and 2) award of a professional services agreement with Widom Wein Cohen O'Leary Terasawa (WWCOT) to design revised plans and specifications for the construction of the firing range project.

BACKGROUND:

In August 2008, the City Council terminated a design-build contract with Fast-Track due to a proposed change order cost for soundproofing that significantly exceeded the available budget for the firing range project located at the police station. The decision to terminate the Fast Track contract was made following a review conducted by MWL. MWL, based in Phoenix, Arizona, is an architect firm that specializes in the programming, planning, and design of civic and public safety facilities. They have designed more than 100 police stations (many that include firing ranges) and over 90 crime labs/medical examiner facilities throughout North America. James Lewis McClaren, a Registered Architect, specializes in law enforcement, firearms proficiency, and forensic science laboratories. The architect's opinion was that the proposed soundproofing of the firing range is over designed and more costly to construct than other soundproofing systems. It was the recommendation of MWL that a more cost effective soundproofing system can be designed and constructed while still meeting the existing budget and fulfilling the operational needs of the Police Department.

DISCUSSION:

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Given MWL's extensive experience in public safety facilities and their knowledge of the City's project, staff is recommending the hiring of MWL for conceptual re-design and oversight for the construction of the firing range. Based on their proposal, MWL will conduct a thorough review of the completed project plans and identify areas appropriate for re-design. The goals of the re-design will be focused on meeting the intended use of the range based on the Police Department's expressed needs with consideration being given to the available budget. Due to MWL's work load and limited availability, MWL will take the role as the firing range specialist who specifies the parameters of the re-design and convey them to WWCOT for inclusion in the existing project plans. The proposed fee for MWL's services is \$24,000.

WWCOT is the original architect who prepared the construction plans for Fast-Track and is conveniently located in Santa Monica. They are already familiar with the project and WWCOT's involvement will expedite the re-design process. Also WWCOT is a well-known architectural firm that has extensive experience designing projects for municipalities throughout California. WWCOT's proposed fee is \$61,300 and includes fees associated with the redesign of the mechanical, electrical and plumbing work in order to meet the special needs of the firing range.

It is estimated that the re-design will be completed in February/March 2009.

FISCAL ANALYSIS:

The Firing Range Rehabilitation Project is funded by Asset Seizure Fund 416. The original budget for this project in FY 2004-05 was \$630,000, which was subsequently increased to \$930,000 in FY 2005-06. To date, approximately \$230,000 has been expended including the demolition phase of the project. Of the total expended amount, approximately \$65,000 was paid to Fast-Track. The remaining project funding is approximately \$700,000.

With the termination of the design-build contract with Fast-Track, staff expects the final payment to Fast-Track will be an additional \$65,000 (for a total payment to Fast-Track of approximately \$130,000), subject to the City Council's approval, leaving the current firing range project an available budget of approximately \$635,000. The proposed fee for MWL's services is \$24,000. The proposed fee for WWCOT's services is \$61,300. With the proposed combined fees and change order authority (not-to-exceed \$17,000), the project budget can support both contracts with a remaining budget of approximately \$532,700 - \$549,700 (depending on the cost for possible change orders) for the rehabilitation of the firing range.

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ATTACHMENTS:

1. McClaren, Wilson, & Lawrie, Inc., August 25, 2008 proposal
2. Widom Wein Cohen O'Leary Terasawa, September 26, 2008 proposal

MOTIONS:

That the City Council:

- 1) Approve a final payment to Fast-Track in an amount not-to-exceed \$65,000 (for a total payment to Fast-Track not-to-exceed \$130,000); and,
- 2) Approve a professional services agreement with MWL for conceptual re-design and construction oversight for the Firing Range Rehabilitation Project P-852, in an amount not-to-exceed \$24,000;
- 3) Approve a professional services agreement with WWCOT to design revised construction plans and specifications for the Firing Range Rehabilitation Project P-852, in an amount not-to-exceed \$61,300;
- 4) Authorize the Public Works Director/City Engineer and Police Chief to approve change orders associated with the agreements in an amount not-to-exceed \$17,000, if necessary; and
- 5) Authorize the City Attorney to review/prepare the necessary documents and authorize the City Manager to execute such documents on behalf of the City.