

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Mary K. Lindley, Parks, Recreation, and Community,
Services Director

DATE: December 28, 2005 (Meeting of January 18, 2006)

SUBJECT: Consider Award of Contract to WLC Architects for the Design of the Arroyo Vista Recreation Center and Gymnasium Expansion

DISCUSSION

On October 5, 2005, the City Council approved the scope of work for the design of the Arroyo Vista Recreation Center (AVRC) and gymnasium expansion project and authorized staff to solicit proposals. The expansion of the gymnasium is one of the Council's approved objectives for FY 2005/06.

The City received two design proposals: WLC Architects and Martinez Architects. Interviews were conducted by a review panel consisting of: Mary Lindley, Parks, Recreation, and Community Services Director; Barry Hogan, Community Development Director; Bob Stallings, Recreation Manager; and Phil Vein, consulting project coordinator. The panel unanimously recommends that the City enter into an Agreement with WLC Architects.

Both architectural firms have performed satisfactory work for the City; WLC is the original architect for AVRC and gymnasium, and Martinez is the architect for the Parks/Public Works Corporate Yard (currently under construction) and performed initial work on a conceptual design for a pool complex at AVCP. Both architects submitted competitive price proposals: WLC's proposed price is \$550,510; Martinez' price proposal is \$541,080. The work to be performed includes: conceptual design development (including meetings with staff, Parks and Recreation Commission, and other interested parties), finalization of plan drawings (architectural, civil, structural, mechanical, electrical), drafting construction documents, assisting with the construction bidding phase, and construction administration. Staff had estimated the total cost to retain an architect for these services to be \$600,000.

WLC worked as the architect for the existing AVRC and gym facilities and their vast experience with designing and construction management for gymnasiums, associated with community centers and schools, makes them the more desirable firm from staff's perspective. Therefore, staff proposes retaining the services of WLC at a cost not to exceed \$550,510.

As the Council may recall, the total cost of the project is estimated to be approximately \$5,760,000. The revenue source is Park Improvement Funds for the Community Zone. To date, the Community Zone, which funds improvements at AVCP, has a balance of 2.1 million. It is anticipated that over the next five to ten years the City will receive an additional 6 million in Community Zone revenue. The design scope of work includes an expansion of the existing gym (doubling in size), a small staff office and a locker/shower room, amounting to an additional 8,300± square feet. In addition, there are two construction alternates that will also be designed: 1) an additional 3,600± square foot activity room to the east of the existing smaller AVRC activity room and 2) approximately 300± square feet of office space within AVRC. While the alternates will be designed prior to construction, the Council will be asked to consider whether to proceed with the construction of the alternates or delay to a future date. If the Council elects to delay construction of the alternates, the architect's fees will be adjusted down by approximately \$20,000. A summary of the project's cost is as follows:

<u>Project</u>	<u>Estimated Cost</u>
Gym Expansion	\$4,030,000
AVRC Activity Room	\$1,590,000
<u>AVRC Office Expansion</u>	<u>\$ 140,000</u>
Total	\$5,760,000

Project Coordination

The City secured an agreement with Phil Vein to serve as the Project Coordinator for Phase I of the expansion project. Phase I included drafting the Request for Qualifications (RFQ), developing the scope of work and two alternates, conducting a pre-bid meeting with interested architects, and assisting with the evaluation of the architects' proposals. The cost of Phase I was not to exceed \$6,800.

Staff proposes amending the agreement with Mr. Vein to include Phase II of the project, which is to coordinate all pre-construction work on the part of the architect and the architect's consultants. Phase II includes, but is not limited to: coordination and review of conceptual drawings, final plans, construction documents and specifications, utility requirements, soils testing, construction budget, and bidding the construction work (including any alternates). The not to exceed cost for Phase II is \$32,510. The agreement with Mr. Vein was signed by

the City Manager; therefore, it is staff's intent to execute the amendment under the City Manager's signature.

If approved, the projects design budget is as follows:

<u>Description</u>	<u>Amount</u>
Architect	\$550,510
Project Coordinator	\$ 39,310*

(* additional funds for Phase III – construction – will be requested at a later date)

In the FY 2005/06 budget, the city included \$50,000 for architectural services and \$800,000 for construction with an understanding that additional funds would be requested when staff could better identify costs. Rather than prepare a budget amendment, staff proposes processing a line item transfer, transferring \$539,820 from the project construction budget to the design budget. This would leave \$260,180 in the construction budget of which approximately \$10,000 will be used to complete a topographical survey and soils analysis. Since construction on the project is not anticipated until October 2006 at the earliest, a complete construction budget will be presented with the development of the FY 2006/07 budget.

STAFF RECOMMENDATION

Award a contract to WLC Architects for the design of the AVRC and Gym expansion at a cost not to exceed \$550,510 and authorize the City Manager to execute the agreement.