



AGENDA
SPECIAL MEETING OF
CITY COUNCIL/SAN DIMAS
REDEVELOPMENT AGENCY
TUESDAY, OCTOBER 13, 2009, 5:30 P. M.
CITY COUNCIL CONFERENCE ROOM
245 E. BONITA AVE.

COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Denis Bertone
Councilmember Emmett Badar
Councilmember John Ebner
Councilmember Jeff Templeman

1. CALL TO ORDER

2. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item on this agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. Speakers are limited to three minutes or as may be determined by the Chair.)

a. Members of the Audience

3. STUDY SESSION

- a. Receive presentation and provide direction on the Guaranteed Maximum Price for the City Hall, Civic Center Plaza and Plummer Community Building renovation and expansion project
- b. Program Management Agreement - Authorization to waive formal bid process and award to Griffin Structures, Inc., for professional services in an amount not to exceed \$775,000. Cost for this service is included in the guaranteed maximum price for the project.

4. ADJOURNMENT

The next City Council meeting is Tuesday, October 13, 2009, 7:00 p.m.

AGENDA STAFF REPORTS: COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: <http://cityofsandimas.com>

POSTING STATEMENT: ON OCTOBER 9, 2009, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM.



Agenda Item Staff Report

STUDY SESSION

TO: Honorable Mayor and Members of City Council
For the Meeting of October 13, 2009

FROM: Blaine Michaelis, City Manager 

SUBJECT: City Hall, Plaza, and Community Building Renovation and Expansion Project – Guaranteed Maximum Price Acceptance – review of financing plan.

SUMMARY

We desire to accomplish the following tasks:

Present the Guaranteed Maximum Price for this project – explain project elements and how the GMP process works.

Present a recommended plan for how the city will pay for this project.

Authorize staff to bring back a recommended relocation and moving budget for approval – establish an understanding that resources are needed prior to the bid award to make sure the construction can proceed and be completed as soon as possible.

Approve the Project Program Manager at Risk Services Agreement with Griffin Structures Inc.

BACKGROUND

Well, here is the number: **Guaranteed Maximum Price \$13,034,000**

This includes the **total construction cost** for the renovation and expansion of the City Hall, Plummer Community Building, and Civic Center Plaza. This number sets the maximum price for the project and covers the following services and issues:

- All construction costs.
- All construction management services from competitive bid process administration through final inspection and closeout.

- \$817,000 to replace and bring up to code the city hall's heating and air conditioning system. We gain the benefit of new energy efficiencies and lower unit utility costs. The project also addresses uniform and consistent heat and air issues throughout the buildings.
- \$500,000 ADA compliance. All the way from restrooms, to counters, to the council dais, to the plaza access and the south entrance to City Hall from Bonita.
- \$220,000 for floor and wall coverings. We have delayed our normal carpet replacement and painting programs with the conclusion that it would be more cost effective to wait until they are part of a comprehensive renovation project.
- \$86,000 to address sewer line issues that have been a maintenance concern – to the point of sewer backups into the building.
- \$250,000 to install fire sprinklers to meet current codes and to help protect the city's buildings.
- Plaza repairs have been delayed for several years now – waiting to combine needed repairs into a more cost effective comprehensive approach to address all issues at the same time. The replacement of temporary asphalt around cracked sidewalks, leaning concrete rails, damaged bricks, and a water feature that loses its water to leaks in less than 4 days have all been on hold for some time.

The entire project design reflects green building standards and principles. The project will convert a 40 year old building into the latest in energy and resource conservation practices. The project will provide sufficient public and employee room for decades. The project is being scheduled during the best construction market in recent memory. Whatever the final cost after competitive bidding – it would have cost 30% more 18 months ago.



SO, HOW ARE WE GOING TO PAY FOR ALL OF THIS?

Because the city has a broad economic base, it has many options. We have reserves that exceed the cost of this project, our annual budget is steady and resilient, and we have financial tools to help make payments if we choose to borrow the funds to complete the project. Staff will narrow the focus to one approach – borrowing \$12,500,000 to complete the project. Staff will present a plan of action to pay the debt costs yet still maintain the city's financial strength – annually and into the future. We will review with you what we have done to strengthen the city's annual budget to deal with state budget issues and economic challenge, and we will provide a summary of keeping the city's reserves strong throughout the payment of debt for this project.



WHAT WE HOPE TO ACCOMPLISH WITH THIS STUDY SESSION

1. Achieve a confidence in the project to renovate and expand city hall, community building and plaza. Confidence that the project is well designed, practical, thought through, and equal to the current and future needs of those that will use the buildings and plaza.
2. Become comfortable with the Program Management at Risk concept for this project – and how it will ensure a quality project at the best price.
3. An understanding and assurance as to how the city can maintain its financial strength and complete this project at the same time.
4. Take the affirmative step to approve the Program Management at Risk agreement and move forward with the budget for the temporary re-location of city hall and maintain the schedule to complete the project in a timely manner. The GMP is the maximum cost for this project – the only direction the project may take after the competitive bid process of January – February 2010 is the potential for a lower overall project cost.

RECOMMENDATION

1. Receive presentation from staff on the project, Program Management at Risk Agreement, financing plan, and need to approve and authorize expenditures from a city hall temporary re-location budget. Ask questions as desired.
2. Approve the Program Management at Risk Agreement.
3. Direct staff to prepare and submit a relocation budget for Council approval. The budget will include the need to make certain expenditures prior to the actual acceptance of the bid in order to be able to start and finish the project as soon as possible when the bids are ultimately approved February 9, 2010.

Project Schedule

October 13, 2009	Accept GMP authorize moving to the next step
November 11, 2009	Plan Check and Permitting Complete
November – Jan 12, 2010	Bidder pre-qualification, prepare for bidding process, advertise, solicit bids
January 13, 2010	Bid Opening
February 9, 2010	Approval of Prime Contracts by City Council
Feb 10 – March 8, 2010	Contractor mobilization
March 8, 2010	Construction starts
April 2011	Project completed