

Council Meeting
March 16, 2010

Honorable Mayor and Members
of the Torrance City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: General Services- Approve contract amendment for accessibility upgrades at Human Resources building and the Branch Libraries. Expenditure: 20,800

RECOMMENDATION

Recommendation of the General Services Director that the City Council approve a contract amendment with Withee Malcolm Architects (C2009-142) for \$20,800 for additional architectural, structural, MEP and civil engineering at the Human Resources Building and the Branch Libraries (FEAP 711) for a not to exceed contract amount of \$120,600.

FUNDING- Funding is available FEAP- 711- ADA Facility Upgrades.

BACKGROUND

The Americans with Disabilities Act was signed into law in 1990. Since that time, the City has made progress in upgrading City facilities to achieve ADA compliance. As part of the ongoing effort, the Human Resources Building, and the five branch libraries were earmarked for ADA upgrades, which included parking, improved access to City facilities by both citizens and employees with disabilities, compliant restrooms and proper signage.

On July 28, 2009, City Council approved a consulting agreement with Withee Malcolm Architects for \$99,800 to provide architectural design services which included, structural, mechanical, electrical, and plumbing (MEP).

ANALYSIS

During the preliminary design phase, the existing parking lots at WALTERIA and El Retiro Libraries were found to need civil engineering services in order to provide accessible parking and path of travel for patrons. The added civil engineering work will include grading and topographic surveys which were not included in the original consulting agreement.

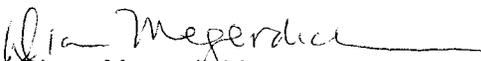
Also included in the additional scope of services are new exits at Henderson and WALTERIA Library due to expansion of the public restrooms to achieve ADA compliance. This includes new door, landing and ramp at the newly created exit, and storefront glazing for replacement of windows at rear elevation. This work is not expected to significantly impact the operation of these two branch libraries.

Lastly, under the contract amendment, for Human Resources building, an existing conference room and janitor closets were reduced or eliminated due to the expanding staff and public restrooms, and some staff relocations. A new conference room and closet will be developed in another section of the building previously used for storage. This additional architectural work was not included in the original scope of work.

Therefore, it is the recommendation of the General Services Director that the City Council approve a contract amendment with Withee Malcolm Architects (C2009-142) for \$20,800 for additional scope of services for accessibility upgrades at the Human Resources Building and the Branch Libraries (FEAP 711) for a not to exceed contract amount of \$120,600.

Respectfully submitted,

SHERYL BALLEW
General Services Director


By Diane Megerdichian
Business Manager

CONCUR:


Sheryl Ballew
General Services Director


LeRoy J. Jackson
City Manager

FIRST AMENDMENT TO AGREEMENT (C2009-142)

This First Amendment to Agreement C2009-142 is made and entered into as of _____, 2010, by and between the CITY OF TORRANCE ("CITY"), a Municipal Corporation, and WITHEE MALCOLM ARCHITECTS, LLP, a Limited Liability Partnership ("CONSULTANT").

RECITALS:

- A. CITY and CONSULTANT entered into an Agreement as of July 28, 2009, whereby CONSULTANT agreed to provide architectural design services for accessibility upgrades at the Human Resources Building and five (5) branch libraries.
- B. CITY and CONSULTANT agreed as of July 28, 2009 that the contract amount paid to CONSULTANT for the services was a sum not to exceed \$99,800.
- C. CITY AND CONSULTANT now wish to increase the contract amount for additional civil, architectural, structural, and MEP engineering services for the Human Resources Building and branch libraries ADA upgrades.
- D. CITY AND CONSULTANT now wish to add an additional scope of services.

AGREEMENT:

1. Paragraph 1, entitled "SERVICES TO BE PERFORMED BY CONSULTANT" is amended to read in its entirety as follows:

1. **SERVICES TO BE PERFORMED BY CONSULTANT**

CONSULTANT will provide the services listed in the Proposal attached as Exhibit A to the Original Agreement and in the Contract Amendment Architectural/ Engineering Additional Services attached as Exhibit A to the First Amendment. CONSULTANT warrants that all work and services set forth in the Proposal and Contract Amendment Architectural/Engineering Additional Services will be performed in a competent, professional, and satisfactory manner."

2. Paragraph 3, entitled "COMPENSATION" is amended to read in its entirety as follows:

"3. **COMPENSATION**

A. **CONSULTANT'S Fee.**

For services rendered pursuant to this Agreement, CONSULTANT will be paid in accordance with the Proposal, provided, however, that in no event will the total amount of money paid the CONSULTANT, for services initially contemplated by this Agreement, exceed the sum of \$120,600 ("Agreement Sum"), unless otherwise first approved in writing by CITY."

3. In all other respects, the Agreement entered into as of July 28, 2009, between CITY and CONSULTANT is ratified and reaffirmed and is in full force and effect.

CITY OF TORRANCE,
A Municipal Corporation

WITHEE MALCOLM ARCHITECTS, LLP,
A Limited Liability Partnership

By _____
Frank Scotto,
Mayor

By _____
Dale Malcolm,
Principal

ATTEST:

By _____
Sue Herbers,
City Clerk

APPROVED AS TO FORM:

JOHN L. FELLOWS III
City Attorney

By _____
Jocelyn N. Poblete
Legal Counselor

Attachment: Exhibit A Contract Amendment Architectural/Engineering Additional Services

**EXHIBIT A- C2009-142 Contract Amendment
Architectural/ Engineering Additional Services**

Provide additional architectural, structural and MEP engineering services associated with providing the following for a total of \$12,000:

1. HR Building- expanded staff and public restrooms, new openings in bearing wall created by staff restroom expansion, new janitor closet in new location, conference room addition & related new exterior glazing, and new roof opening & infill for relocated roof access.
2. Henderson and Walteria Branch Libraries- new door & landing at exterior bearing walls, new ramp & landing at newly created exit and storefront glazing for replacement windows at rear elevation.

Provide civil engineering services associated with providing accessible parking and path of travel at the Walteria and El Retiro Branch Libraries. The scope is limited to a partial topographic survey and grading plans only for areas affected for a total of \$8,800.