



## **Request for City Council Committee Action From the Department of City Coordinator**

**Date:** February 24, 2003

**To:** Council Member Barbara Johnson, Chair  
Ways & Means Budget Committee

**Subject:** **New Central Library Project – Amendment to Architectural Services  
Contract with Architectural Alliance.**

### **Recommendation:**

Approve the New Central Library Implementation Committee recommendation that the Architectural/Engineering (A/E) contract be amended to increase the compensation by an amount not to exceed \$802,000 for additional services and reimbursable expenses.

### **Previous Directives:**

October 25, 2002 approval of bond sale for New Central Library parking garage

July 12, 2002 approval of two-level parking garage for New Central Library

December 14, 2001 authorization to execute a contract with Architectural Alliance/Cesar Pelli and Associates to provide architectural and engineering services for design of the New Central Library.

**Prepared/Submitted by:** Richard A Johnson, Project Coordinator 612-334-1671

---

**Approved by:** John Moir, City Coordinator \_\_\_\_\_

**Presenters in Committee:** Richard Johnson, New Central Library Project

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget  
If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact** (use any categories that apply)

Neighborhood Notification

City Goals

Comprehensive Plan

Zoning Code

Other

**Background/Supporting Information**

By Contract dated as of December 22, 2001, the Library Board and City engaged the services of Architectural Alliance (AA) in connection with the New Central Library Project, which established a total contract amount of \$10,910,275. Included in that amount is an allowance of \$2,588,375 for Additional Services, and an allowance of \$580,000 for reimbursable expenses, each as further defined in the Contract. At that time, the contemplated design only included schematic design and design development for one level of parking, and included planetarium design through schematic design. The Architect has requested an adjustment to its Contract based upon the current design direction in several categories. Those categories, as well as the staff analysis of AA's request, are as follows:

1. Reimbursable Expense allowance

This category of allowances represents the actual costs (without markup) of certain categories of enumerated expenses, such as printing, CADD plots, postage and travel. AA was initially directed to exclude printing expenses from its contract. We are now having AA cover the non-bid printing estimated to cost \$100,000. In addition, because of the additional schedule associated with extended Master Planning and design, and the addition of the 2 level parking ramp, additional reimbursable costs have been and will be incurred, including printing, travel, presentational materials and other reimbursable costs currently estimated to be \$154,000.

2. Additional Services allowance

In order to handle Additional Service Requests, the Project Office established a review and response procedure to efficiently manage Additional Service requests. Upon receipt of a request specifying the claimed additional service, Project staff review each request against the list of eligible additional services requiring compensation under the Contract. If the service is an eligible Additional Service, staff negotiates a reasonable not-to-exceed cost for that work.

□ Parking Ramp

The Contract originally provided for AA to provide services associated with the parking ramp i) through schematic design and design development only, and ii) for one level. AA is requesting an additional \$548,000 to provide complete basic services for 2 levels of parking. Staff has reviewed this request, and analyzed the cost of these services as compared to design costs associated with other parking ramps in the City. Although the costs proposed by AA are slightly higher, staff concurs with this request. There are several extenuating circumstances, including the additional costs associated with incorporating the ramp into the library project under the proposed library grid. This amount is included in the parking garage budget.

The current projected budget for the A/E, compared to the original A/E contract, is as follows:

	<b>12/22/01</b>	<b>Current Projected</b>	<b>Difference</b>
<b>Basic Services</b>	\$7,741,900	\$7,741,900	unchanged
<b>Additional Services Allowance</b>	\$2,588,375	\$3,136,375	\$548,000
<b>Reimbursable Expense Allowance</b>	\$580,000	\$834,000	\$254,000
<b>Total</b>	\$10,910,275	\$11,712,275	\$802,000

On February 14, 2003 the Finance Subcommittee of the New Central Library Implementation Committee reviewed the above material in detail and recommended approval. The amendments were approved by the full Implementation Committee on February 18, 2003.

Richard Johnson will be at your meeting to answer questions.