



STAFF REPORT

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GARAVAGLIA ARCHITECTURE, INC. FOR ARCHITECTURAL AND ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED \$40,100 FOR THE EMMETT HOUSE RELOCATION PROJECT, CITY CONTRACT NUMBER 478

Honorable Chair and Board Members:

Summary

The Emmett House approval process has required a significant amount of additional architectural, engineering and landscaping design services that were not part of the original scope of services. There were significant modifications requested by the Planning Commission and the City requested separate bid documents to relocate the house and additional construction cost estimates at the Design Development Phase with updates at the conclusion of contract documents.

Background

In November 2004, City Council gave staff direction to convert the Emmett House into two residential units. The Redevelopment Agency Board gave staff previous direction to relocate the Emmett House structure from its current location near the southwest corner of Ralston Avenue and El Camino Real to the northwest corner of Sixth Avenue and O'Neill Avenue.

The responsibility of the overall Emmett House project was divided into two segments in January 2006. The responsibility of the entitlement process was assigned to the Community Development Department. The responsibility of the roadway vacation, the physical relocation of the Emmett House, and the reconstruction of the house into two residential units with landscaping were assigned to the Public Works Department.

On September 12, 2006, by Resolution Number 435, the Redevelopment Agency approved the award of contract to Garavaglia Architecture, Inc. for architectural and engineering services for the relocation and rehabilitation of the Emmett House in an amount not to exceed \$123,900 and approved a contingency in an amount not to exceed \$12,400 for the Emmett House Relocation Project, City Contract Number 478.

Discussion

The Emmett House went through an extensive review process by the Planning Commission who requested several site plan design modifications that were not anticipated in the original scope of services. In addition, there was a far more significant effort than in the original scope of services in processing the project applications through the Planning Commission and the City Council. The total for this additional work is \$22,600.

The City decided to split the project into several phases. The first phase was the physical relocation of the Emmett House to 1000 O’Neill and build the foundation for the house. The second phase was the remodeling of the house into two dwelling units. The contract documents for the two separate phases was not in the original scope of services. The cost for this additional work is \$2,000.

The City also requested cost estimates as part of the Design Development Phase of the project with updates at the conclusion of contract documents. This was not in the original scope of services. The total for this work is \$15,500.

General Plan/Vision Statement

No impact.

Fiscal Impact

The cost for additional architectural, engineering and landscaping work for Amendment No. 1 is \$40,100 bringing the total cost to date for this project to \$164,000. The funds are available in Account Number 822-4633-9519-9020.

Public Contact

Posting of RDA Agenda.

Recommendation

Staff recommends that the Redevelopment Agency approve Amendment No. 1 to the Professional Services Agreement with Garavaglia Architecture, Inc. for additional architectural and engineering services for the relocation and rehabilitation of the Emmett House in an amount not to exceed \$40,100, Emmett House Relocation Project, City Contract Number 478.

Alternatives

1. Take no action
2. Refer back to staff for additional information
3. Deny approval

Attachments

- A. Resolution
- B. Scope of Services – RDA only

Respectfully submitted,

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REDEVELOPMENT AGENCY RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH GARAVAGLIA ARCHITECTURE, INC. FOR ARCHITECTURAL AND ENGINEERING SERVICES IN AN AMOUNT NOT TO EXCEED \$40,100 FOR THE EMMETT HOUSE RELOCATION PROJECT, CITY CONTRACT NUMBER 478

WHEREAS, in November 2004, the Redevelopment Agency Board gave staff direction to relocate the Emmett House structure from its current location near the southwest corner of Ralston Avenue and El Camino Real to the northwest corner of Sixth Avenue and O’Neill Avenue; and,

WHEREAS, on September 12, 2006, Resolution Number 435, the Redevelopment Agency approved the award of contract to Garavaglia Architecture, Inc. for architectural and engineering services for the relocation and rehabilitation of the Emmett House in an amount not to exceed \$123,900 and approved a construction contingency in an amount not to exceed \$12,400, Emmett House Relocation, Project City; and,

WHEREAS, it took far more effort than in the original scope of services in processing the project applications through the Planning Commission and the City Council; and,

WHEREAS, the contract documents for the two separate phases was not in the original scope of services; and,

WHEREAS, the City requested cost estimates as part of the Design Development Phase with updates; and,

WHEREAS, the additional architectural, engineering and landscaping work for Amendment No.1 is \$40,100 bringing the total cost to date for this project to \$164,000; and,

WHEREAS, the funds are available in Account Number 822-4633-9519-9020.

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Belmont approves Amendment No. 1 to the Professional Services Agreement with Garavaglia Architecture, Inc. for architectural and engineering services for the relocation and rehabilitation of the Emmett House in an amount not to exceed \$40,100 for the Emmett House Relocation Project, City Contract Number 478.

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I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on October 9, 2007 by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency