



CITY OF BEVERLY HILLS STAFF REPORT

Meeting Date: December 1, 2009
To: Honorable Mayor & City Council
From: David Lightner, Deputy City Manager
Subject: 9400 Santa Monica: Architect Selection
Attachments:

1. Photos of Kalban & Associates Projects
2. Cost/Fee Matrix

INTRODUCTION

As part of this year's CIP budget process the City Council authorized conceptual development of a 3-story building on the City's vacant lot at the southwest corner of Little Santa Monica Boulevard and Canon Drive. This report requests direction to proceed to develop a two-phase architectural services contract with Jeffrey Kalban & Associates Architects, in concurrence with the City Council Architectural Liaison Subcommittee, Mayor Krasne and Councilmember Brucker. Phase I of the proposed contract would entail preliminary design. Phase II would complete architectural services for the project. It is proposed that initially only Phase I of the contract would be authorized.

Mr. Kalban will be present at the December 1 Study Session to present a brief power point presentation, highlighting his firm's past work. Selected photographs of the firm's work are attached to this report.

DISCUSSION

The building, of approximately 14,500 square feet, has been proposed to house ground floor retail, a Visitors Center and City Store along with second and third floor office space. Separate negotiations are underway with the Chamber of Commerce under which they would occupy the full second floor office space. Parking for the building would be provided in the Crescent Garage project being developed separately. Part of the impetus to proceed expeditiously with the Phase I design contract is to maintain coordination with the timing of the pending agreement with the Chamber of Commerce.

A targeted Request For Proposals (RFP) for architectural design services was issued, to which 7 firms responded. A short list of 4 firms was selected for interviews and further evaluation. The short-listed firms were: RTK, Jeffrey Kalban & Associates, Ehrlich Architects and Johnson Favaro. Interviews were conducted by the City Manager's and Project Administration Offices and Construction Management consultant Stegeman & Kastner. The criteria included overall competence, creativity, responsiveness to clients, construction cost estimate, and fee proposal.

Each of the short list firms is more than competent and the principals were all quite focused on this opportunity despite the small scale. The site location and its relationship to buildings and vistas around it create great potential for a high quality building design. Ultimately, creativity and responsiveness, in the context of a clear budget focus, led staff and the City Council Subcommittee to Kalban & Associates as design architect for this building.

The attached matrix provides a comparison of the short listed firms' estimates of construction cost and their fee proposals. While architects are not selected on a low-bid basis, it was instructive to see the comparisons among qualified firms and to note Kalban's competitive proposal.

Although an architectural concept has been developed, it is just a starting place. Opportunities for direction from the City Council will be included during the design process. When a design is developed, the project will also be reviewed by the Planning Commission and the Architectural Commission before returning to City Council.

As noted, it is proposed that the architectural services contract be divided into two phases, with the first phase only encompassing preliminary design. Separate City Council authorization would be sought before proceeding to Phase II and the preparation of construction documents.

The project schedule would allow construction to be bid in the fall of 2010 with building completion in the spring of 2012.

FISCAL IMPACT

No authorization to spend funds is being sought at this time. The \$7.5 million estimated development cost for the building would be financed with taxable bonds supported by the building rents. The Phase I architectural services agreement is expected to be approximately \$100,000. This amount is available in the FY 09/10 Capital Improvement Program budget for this project. Upon City Council direction, an architectural services agreement will be prepared for review and action at a future meeting.

RECOMMENDATION

It is recommended that the City Council direct staff to prepare a two-phase architectural services agreement with Jeffrey Kalban Associates Architects as outlined in this report.

David Lightner
Approved By



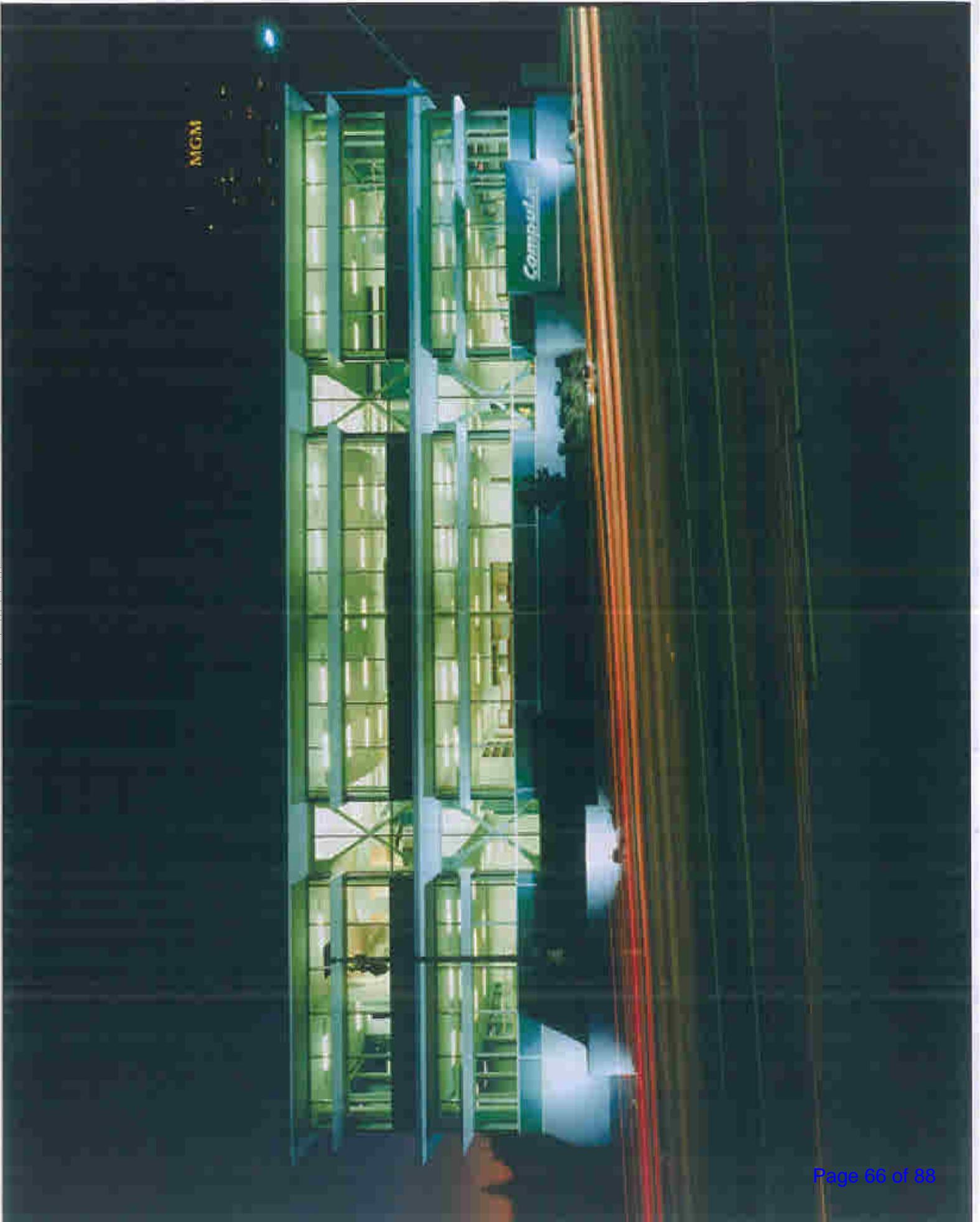




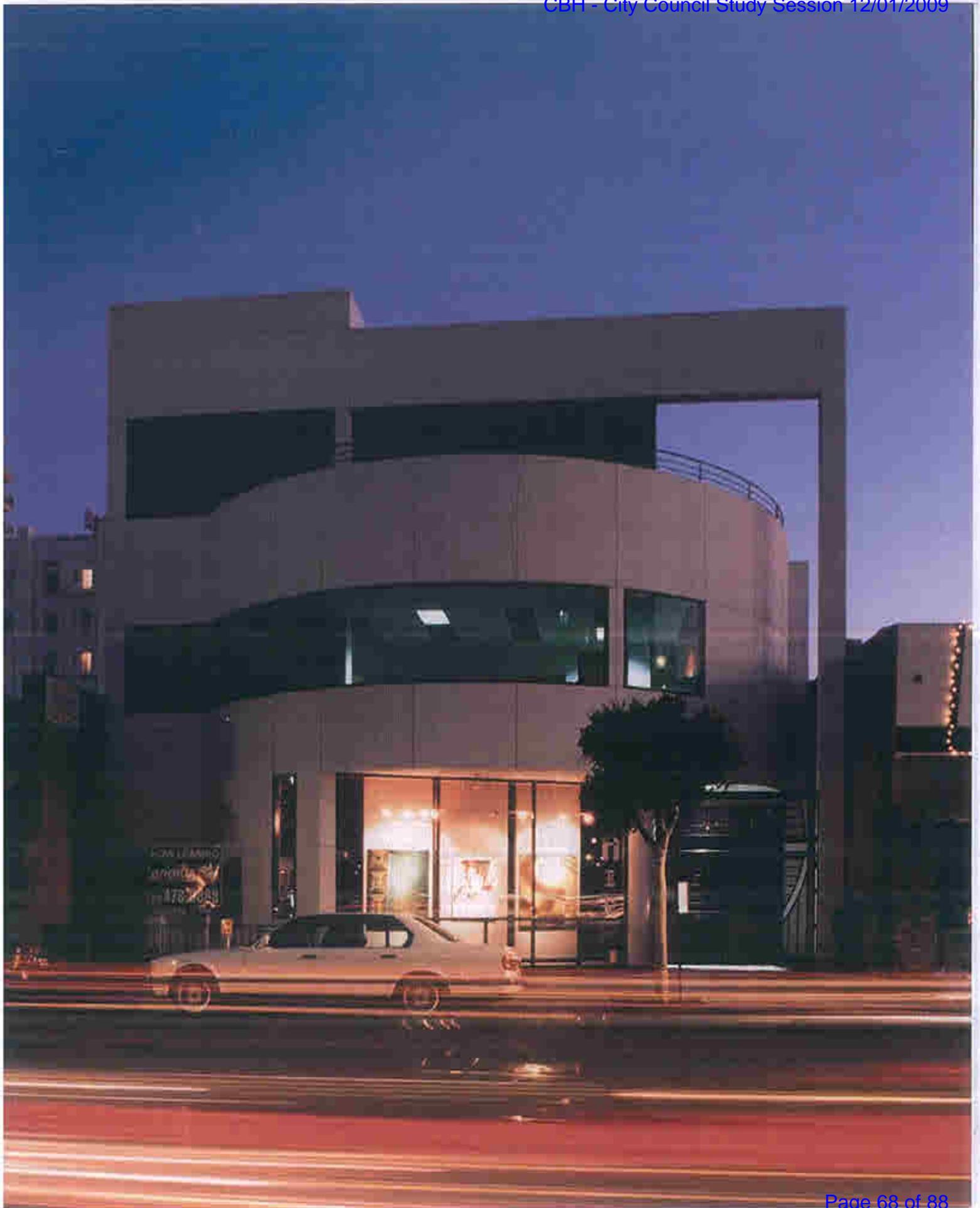


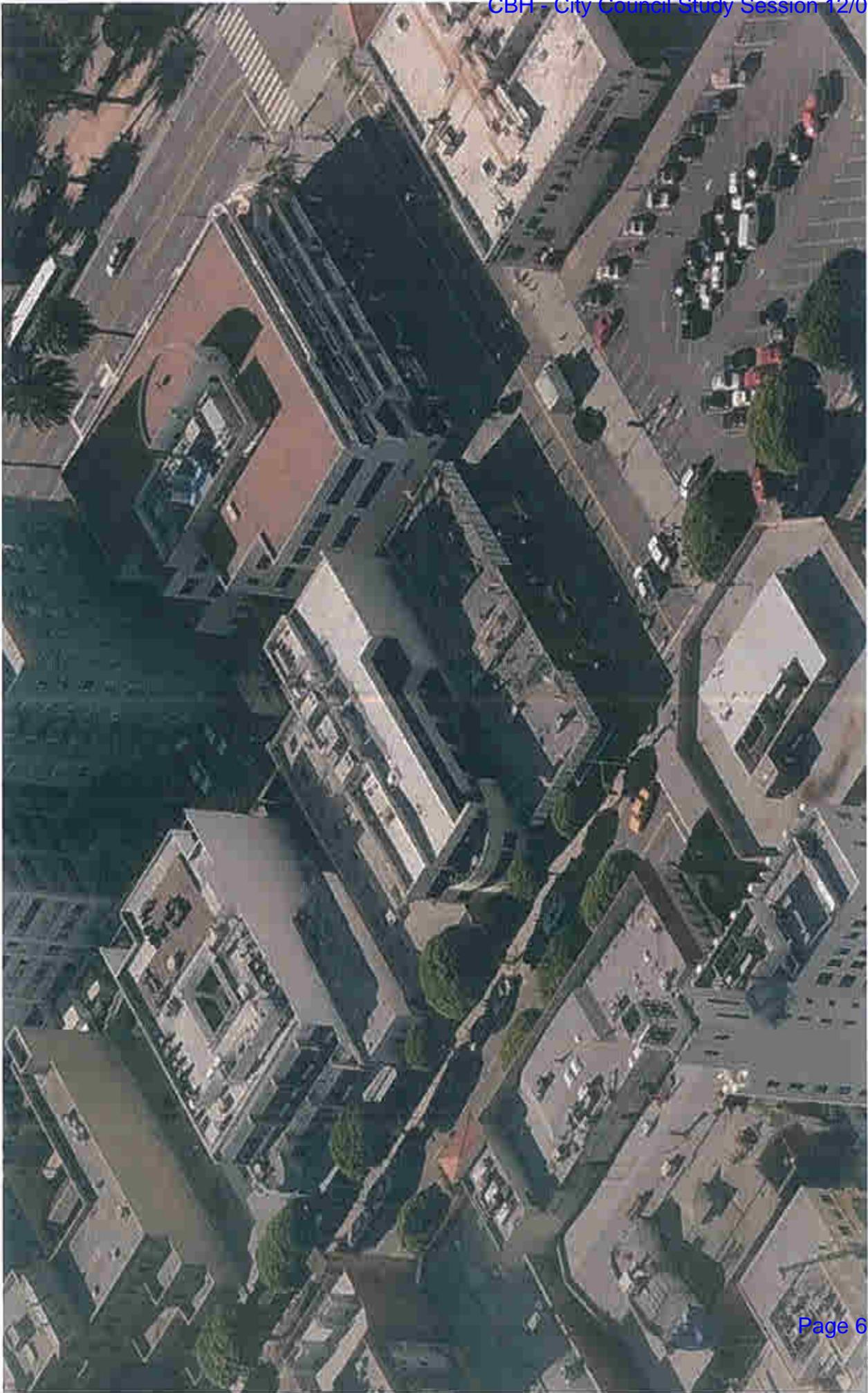
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COST ANALYSIS
 9400 Santa Monica Boulevard Office Building, Beverly Hills
 REVISED July 23, 2009

RTK	ERLICH	JOHNSON FAVARO	KALBAN
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CONSTRUCTION COSTS

prepared by:	in house	O'Halloran Assoc. Inc.	in house	Bernards Builders
Gross Area	14,300 sf	20,180 sf	18,000 sf	18,429 sf
Estimated Costs:				
Sitework	196,034	225,992	150,000	105,727
Structure	1,653,578	3,472,644	3,207,200	2,437,352
HVAC	283,241	529,791	not shown	155,332
Plumbing	98,017	166,570	not shown	116,283
Electrical	372,465	275,973	not shown	115,128
Allowances & Adjustments	925,282	NA	406,054	410,000
General Conditions	455,584	567,873	218,218	502,466
GC Fee	211,717	209,554	143,017	120,130
Contingency	117,621	544,840	185,922	355,242
Escalation	196,034	none	156,174	195,383
Total Construction Costs	4,509,573	5,993,237	4,466,585	4,513,043
cost / sf	314 / sf	296 / sf	248 / sf	244 / sf

A&E FEES

Phase 1	54,050	165,000	76,100	98,473
Phase 2	273,750	495,000	304,400	229,770
Reimbursables	12,783	excl.	37,200	excl.
TOTAL	340,583	660,000	417,700	328,243
Civil Eng. Adjustment	incl.	incl.	incl.	9,200
Landscape Architect	15,500	NA	NA	NA
Adjusted TOTAL	312,300	660,000	380,500	337,443