



AGENDA REPORT

Meeting Date: October 2, 2007
Item Number: C-1
To: Honorable Parking Authority Members
From: Alan Schneider, Director of Project Administration
Subject: APPROVAL BY THE PARKING AUTHORITY OF THE CITY OF BEVERLY HILLS OF A CHANGE ORDER TO THE PROJECT AGREEMENT BETWEEN THE BEVERLY HILLS PARKING AUTHORITY AND BEVERLY HILLS LUXURY HOTEL, LLC FOR ADDITIONAL MATERIALS AND SERVICES RELATED TO THE BEVERLY HILLS GARDENS, PARKING GARAGE, AND GARDENS BUILDING AT THE T LOT

Attachments: 1. Change Order No. 1

RECOMMENDATION

Staff recommends that the Parking Authority approve a change order, in the not to exceed amount of \$1,202,622 to the Project Agreement with Beverly Hills Luxury Hotel, Inc. (BHLH) for the purpose of providing additional materials and services requested by the Parking Authority.

INTRODUCTION

In accordance with the terms of the Project Agreement, the Parking Authority can propose a change order to cause the construction work to be completed in a manner other than as provided for in the Approved Final Plans. Certain changes to the Beverly Hills Gardens, Parking Garage, and Gardens Building at the T Lot have been proposed that relate to parking equipment and controls, fiber optic connectivity, streetscape enhancements (granite sidewalks) and streetscape enhancement design services. The Proposed Parking Authority Change Order will formalize the inclusion of these changes.

DISCUSSION

The proposed additional materials and services are described as follows:

Parking Control Equipment

Original allowances for Parking Access and Revenue Control Systems (PARCS) were established in 2004 based on the most recently installed equipment configuration located at 438 N. Beverly Dr. (Crate & Barrel) parking facility.

As a result of the development of a Citywide parking equipment replacement and modernization plan, the recommendation for equipment at the Montage Parking Garage has been significantly upgraded to reflect the new Citywide approach and the size and complexity of this parking facility. Additional reversible entry/exit lanes for operational flexibility, variable message signs for customer information and parking space level counting, and the configuration of the equipment for pay-on-foot instead of pay-on-exit were included.

These changes required more sophisticated equipment, more physical equipment, including the addition of Automated Pay Stations for the pay-on-foot configuration, and new infrastructure, including additional conduit and comprehensive communication systems, such as customer intercoms and attendant notification systems. The change order amount of \$975,521 is to provide all labor, materials, and equipment necessary to furnish and install all Public Component parking control equipment, low voltage wiring, and CCTV wiring and equipment.

Fiber Optics

Fiber optic connectivity has been programmed for the Montage Parking Garage to provide communications and connectivity between the PARCS equipment and the City's network. Fiber optic connectivity to all of the City's parking facilities is included in the Municipal Area Network (MAN) smart City project and this component is the enhancement associated with the new equipment recommendations to maintain this connectivity.

The change order amount of \$40,694 is to provide all labor, materials, and equipment necessary to furnish and install conduits for the fiber optic utility from the specified locations at Beverly Drive and Canon Drive to the Parking Control Equipment room in the parking structure.

Coordination of Sidewalk Improvements

During the budget hearings for fiscal year 2007/2008, the City Council directed staff to relocate the demonstration project for the Streetscape Enhancement Program from the City property at Rodeo Drive and Dayton Way, to the Gardens adjacent to the Montage Hotel. This change order would fund the installation of granite sidewalks on the west side of Canon Drive and on the east side of Beverly Drive along the Gardens and Gardens Building frontages in order to provide a unified appearance with the Montage frontage and the City's Gardens. The Montage hotel developers will fund the installation of granite along the hotel frontage on both streets. The change order amount of \$168,294 is to furnish and install granite pavers as noted above.

Streetscape Enhancement Design Services

This component of the change order funds design services for the granite sidewalks as well as the other features to be tested in the overall Streetscape Enhancement demonstration project. These features include items such as hanging flower baskets, irrigation systems, street furniture, a public art program and other elements. The Streetscape Enhancement demonstration design and installation are included in the fiscal year 2007/2008 budget.

The change order amount of \$18,113 is for Nancy Goslee Power & Associates to provide landscape design services for the streetscape enhancements noted above.

The proposed total not to exceed amount of the change order is \$1,202,622. Staff and the City's project management consultant, Stegeman & Kastner have reviewed the drawings and associated costs to insure that the Change Order is representative of the work involved.

FISCAL IMPACT

The Project Agreement stipulates a total amount of \$32,371,251 as the Initial Deposit to be paid by the Parking Authority to Beverly Hills Luxury Hotel. The Initial Deposit represents the Parking Authority portion of the design and construction costs associated with the Beverly Hills Gardens, Parking Garage, and Gardens Building.

The Proposed Parking Authority Change Order will increase the Initial Deposit in the amount of \$1,202,622 for a new total of \$33,573,873.

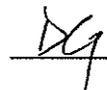
The funding sources for the individual change order items are described below.

During the 2007/2008 budget process, additional funding for PARCS equipment in the Montage Parking Garage was approved and is currently part of the available PARCS Capital Improvement Program (CIP) funds sufficient to fund this change order. Funding for the fiber optics change order work is also available in the PARCS CIP. The total for these two items amounts to \$1,016,215 and funds are available in the Parking Enterprise Fund under CIP project #785.

Funding for the streetscape enhancements (granite) and design services, in the amount of \$186,407, is available in the CIP Infrastructure Fund under Streetscape project #402.



Scott Miller
Finance Approval



David D. Gustavson
Approved By



PARKING AUTHORITY OF THE CITY OF BEVERLY HILLS

CHANGE ORDER NO. 1

TO:	Beverly Hills Luxury Hotel, LLC. 222 Canon Drive #203 Beverly Hills, CA 90210	DATE:	October 2, 2007
		INITIATED BY:	Parking Authority
ATTN:	Jeffrey Evans, V.P., The Athens Group		
PROJECT:	Beverly Hills Parking Garage, Gardens, and Gardens Building		

THE CONTRACT DOCUMENTS DATED 12/8/04 SHALL BE CHANGED AS FOLLOWS:

1) Parking Control Equipment, per Public Component Owner Change Order 006, dated 6/7/07, Delta 41 (Bulletin 9):	\$ 975,521.00
2) Fiber Optics, per Public Component Owner Change Order 005, dated 6/7/07 and fiber optic designer, Logicallis:	\$ 40,694.00
3) Streetscape Enhancements; furnish and install approximately 1,545 SF and 2,105 SF of Modura Gold Granite Pavers at the Canon Drive and Beverly Drive ROW, respectively:	\$ 168,294.00
4) Streetscape Enhancement Design Services; Nancy Goslee Power & Associates to provide landscape design services for the sidewalk of the defined landscape area on Beverly and Canon Drive adjacent to the Montage Hotel:	\$ 18,113.00
TOTAL CHANGE ORDER NO. 1:	\$ 1,202,622.00

Payment for this change order shall fully compensate the developer for all costs related in any way to this work and its effect on other work already contracted.

		ORIGINAL DEPOSIT AMOUNT	\$ 32,371,251.00
		PREVIOUS CHANGE ORDERS	\$ 0.00
		CURRENT DEPOSIT AMOUNT	\$ 32,371,251.00
		THIS CHANGE ORDER	\$ 1,202,622.00
		NEW DEPOSIT AMOUNT	\$ 33,573,873.00

APPROVED BY DEVELOPER:

RECOMMENDED BY PROJECT MANAGER:

Beverly Hills Luxury Hotel, LLC Date

Stegeman & Kastner Date

APPROVED BY PARKING AUTHORITY:

Roderick J. Wood, General Manager Date

Alan Schneider, Dir. of Project Admin. Date