



## Legislation Text

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File #: 18-593, Version: 1

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### ..Title

Staff Report for a Resolution of the City of San Leandro City Council to Approve a Consulting Services Agreement with Architectural Resources Group, Inc., in the Amount of \$341,130; Authorizing the City Manager to Negotiate and Approve Individual Amendments Up to 10% (or \$34,113) of the Original Contract Amount; and Authorizing Contract Amendments for up to 25% of the Contract Amount, (or \$85,282) for the Casa Peralta Improvements Project, Project No. 2016.0560

### SUMMARY AND RECOMMENDATIONS

This consultant services agreement will provide for construction-ready plans, specifications, and cost estimates for various repairs and improvements to the building and grounds of Casa Peralta.

Staff recommends that the City Council take the following actions:

- Approve a Consulting Services Agreement (CSA) with Architectural Resources Group, Inc. (ARG) in the amount of \$341,130 for the preparation of construction-ready plans, specifications, and cost estimates for various repairs and improvements for the Casa Peralta Improvements;
- Authorize the City Manager or his designee to negotiate and approve individual amendments up to 10% of the original contract (\$34,113); and
- Authorize the City Manager to negotiate and approve contract amendments for the CSA up to 25% (\$85,282) of the original contract amount.

### BACKGROUND

Casa Peralta was constructed in 1901 and was used at different times as a single-family residence, a rest home, and a sanitarium primarily to treat alcoholism. The building was to be demolished in 1969 to make way for a new housing development, but it was purchased by the Casa Peralta Foundation in 1971. The Foundation gifted Casa Peralta to the City of San Leandro shortly thereafter with the condition that Casa Peralta be maintained and operated as a community cultural, recreational, and historical center available for use by resident groups.

The City of San Leandro currently operates Casa Peralta as a historic house museum and provides weekend docent-led tours. The Downtown San Leandro Improvement Association leases the former caretaker's apartment as its office space.

Casa Peralta is used by the City and other organizations for special events, including fundraisers, and community gatherings. It is also available for rental by the public for weddings, and special occasions. The City envisions expanded rental use, possibly including the interior of the building, additional educational programs, and possibly a concession stand or café. In order to bring this vision to life, the City desires that the grounds be restored using historically accurate finishes and furnishing

where possible.

The building and grounds are in need of repairs and maintenance. Current deficiencies include the interior and exterior paint; deterioration of the fountain in the front garden; and dilapidation of the west wall of the carriage house. The roof is near the end of its useful life and should be replaced soon. Additionally, accessibility through the building does not meet Americans with Disabilities Act guidelines.

In 2015, City hired ARG to prepare a conceptual design report on the needs of the Casa Peralta. In 2016 ARG completed the studies and produced a report, which recommended improvements in three groups, namely:

Short-term improvements - urgent repairs that are needed to prevent further deterioration in the near future that would cost more money to repair;

Medium-term improvements - repairs or improvements that are not as urgent as those identified as short-term improvements, but are still strongly needed or desired;

Long-term improvements - Non-urgent work items recommended mostly for historical accuracy.

In December 2016, the recommendations in the conceptual design report were presented to the City Council Facilities and Transportation Committee, which recommended that the short and medium term improvements be funded. It is envisioned that the current budget may not be sufficient to construct all items recommended in both the short-term and medium-term improvements. However, the items that are not improved as part of this project will be incorporated in a future improvement phase.

## **Analysis**

In 2018, the City issued a RFP for architectural design services to develop construction-ready plans, specifications and estimates to construct the funded improvements. Two proposals were received, and Architectural Resources Group was deemed the most qualified based on its capabilities, experience with similar projects, its understanding of the goals and needs of the project as noted in its proposal, and its performance during the conceptual design phase.

The CSA provides for the preparation of construction-ready plans, specifications and estimates for select improvements identified in the Conceptual Design Report for the Casa Peralta Improvements Project dated October 2016. The scope of work will focus on three areas, namely: exterior envelope restoration such as new roofing, accessibility upgrades which include restroom remodeling, and site upgrades such as exterior lighting and power distribution. The design work is expected to be completed by June 30, 2020.

This contract represents staff's current understanding of the work required. Changes to the scope of contracts are at times necessary to respond to new information and/or to include additional items of work necessary for a complete project. In order to resolve these issues in a timely fashion and avoid delaying work, staff requests authorization to issue individual contract amendments for up to 10% (\$34,113) each, and cumulative contract amendments up to 25% (\$85,282) of the original contract

### **Current Agency Policies**

Support and implement programs, activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride.

### **Previous Actions**

- On December 21, 2015, the City Council by Resolution No. 2015-199 approved a consulting services agreement with Architectural Resources Group for conceptual design services for the Casa Peralta Improvements Project.
- On November 5, 2018, the City Council by Resolution No. 2018-136 authorized the re-allocation of \$943,000 of 2018-19 CIP bond funds originally slated for the subject project to the Police Building and South Office Modifications Project.

### **Committee Review and Actions**

- On November 3, 2015, the subject project was presented to the City Council Facilities and Transportation Committee, which recommended the project to renovate Casa Peralta and increase use of the property.
- On December 20, 2016, the recommendations from the conceptual design report for the subject project were presented to the City Council Facilities and Transportation Committee, which recommended that funding be allocated towards the design and construction of the short-term and medium-term improvements identified in the report.

### **Applicable General Plan Policies**

Goal CD-1 - Identify, preserve, and maintain San Leandro's historic resources and recognize these resources as an essential part of the City's character and heritage.

### **Environmental Review**

This project is categorically exempt from CEQA review per CEQA Guidelines Section 15301 - Existing Facilities. A notice of exemption will be filed with the County Recorder during the design phase of the project.

### **Summary of Public Outreach Efforts**

- On May 3, 2016, the City hosted a public meeting regarding the subject project. In the audience were several volunteer docents for Casa Peralta, who were supportive of the project.
- Another public meeting will be held during the detailed design phase to reconfirm the goals and improvements for this project.

**Fiscal Impacts**

The total estimated project cost is \$4,407,000 as detailed below:

Design Contract	\$341,130
Other Design Costs	\$142,509
Construction	\$3,324,722
Construction Management	\$106,107
<u>Contingency</u>	<u>\$492,532</u>
<b>Total</b>	<b>\$4,407,000</b>

**Budget Authority**

Funding allocations for the Casa Peralta Improvements Project are as follows:

<u>Account No.</u>	<u>Source</u>	<u>Budget/Reso</u>	<u>Amount</u>
210-38-359	General Fund	FY14/15	\$300,000
210-38-359	General Fund	FY15/16	\$500,000
210-38-403	General Fund, CIP Bond	FY18/19	\$4,550,000
<u>210-38-403</u>	<u>General Fund, CIP Bond</u>	<u>2018-136</u>	<u>(\$943,000)</u>
Total Appropriation			\$4,407,000

**Attachment to Legislative File**

- CSA - Architectural Resources Group - Casa Peralta PS&E

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