



STAFF REPORT

MEETING DATE: July 24, 2024

PRESENTER: John Jansons, City Manager

SUBJECT: Resolution Approving Professional Service Agreement with PBK Architects Inc. for Design Work, Construction Drawings and Bid Documents for Kerman Community Safety Center located at 15061 West "C" Street in the amount of \$650,000 (JAJ)

RECOMMENDATION: Council adopt resolution approving Professional Service Agreement with PBK Architects Inc. for Design Work, Construction Drawings and Bid Documents for Kerman Community Safety Center located at 15061 West "C" Street in the amount not to exceed \$650,000.

DISCUSSION:

In November of 2023, the City purchased property located at 15061 West "C" Street for redevelopment as a Community Public Safety Center and Police Station. Since that time, primary space planning has been completed on the C Street property as the final phase of the Needs Assessment project begun in 2022 analyzing alternative sites in Kerman.

With the acquisition of the preferred alternative, work now needs to begin on fully developing the facility design package, construction drawings and bidding documents to advance the remodeling of the buildings into the new Kerman Community Public Safety Center.

The attached Professional Services Agreement (PSA) (**Exhibit 'A'** to the Resolution) with PBK Architects Inc. logically extends the work previously done toward the eventual remodeling of the existing buildings and toward final occupancy.

The Scope of Work included in the PSA for a fixed fee of \$650,000 includes:

- Schematic Design,
- Design Development,
- Construction Documents,
- Agency Approvals (permits),
- Bidding Assistance and Contractor Selection,
- Architectural Construction Administration, and
- Project Close-Out

The proposed agreement excludes work on several alternative matters still unknown at this time including: the separation of electrical service from the adjoining parcel and backup power provision (emergency generator), communications infrastructure for radio and dispatch,

possible includes of solar power, and final site design that may incorporate changes to the overall site footprint and provision of public parking. Furnishings, fixtures and equipment (FF&E) are also not included in this phase of work and will be addressed under a separate contract a later time. For the construction period, the City will also need to hire a construction management firm to serve as project manager and City's representative to protect the City's interests.

The Not to Exceed Fee proposed is a best estimate at this time due to the uncertainty of final construction costs rather than a fixed fee often quoted as a percentage of the final construction or build-out cost of a projects typically.

City Staff had the PBK proposal peer reviewed for appropriateness and it was determined to be within and in line with industry standards and was deemed appropriate for a remodeling project of this size, complexity and unknown actual construction cost following bidding.

Finally, the PSA proposes a schedule for the scope of work for design that would commence upon approval of the PSA and run through approximately January of 2025 barring any unforeseen delays. Given the importance of architect engagement through the entire project period, the duration of the PSA extends through December 31 of 2025 to accommodate any additional design work not included in the current scope for future consideration and possible contract amendment as needed. During that time, several of the undetermined work items mentioned earlier will be fully examined and better understood as to how to address those during the construction period.

FISCAL IMPACT:

The City is able to fund the design work with Measure M reserves funds dedicated to the Community Public Safety Center. Staff is examining construction financing options to be presented to Council later this year.

ATTACHMENTS:

A. Resolution w/Exhibit

RESOLUTION 24-__

A RESOLUTION OF THE CITY COUNCIL OF KERMAN, CALIFORNIA APPROVING PROFESSIONAL SERVICES AGREEMENT WITH PBK ARCHITECTS INC FOR DESIGN WORK, CONSTRUCTION DRAWINGS AND BID DOCUMENTS FOR THE KERMAN COMMUNITY SAFETY CENTER LOCATED AT 15061 WEST "C" STREET

RECITALS

WHEREAS, on September 27, 2023, the City Council of the City of Kerman approved Resolution 23-80 authorizing the Purchase of Real Property 15061 West "C" Street, for the development of a new Community Public Safety center, and

WHEREAS, PBK Architects Inc (PBK) were competitively selected through a qualifications process to conduct a Needs Assessment and Alternatives study, followed by a detailed examination of the preferred site and buildings which included a preliminary space planning exercise, and

WHEREAS, PBK were the designers of the original buildings acquired by the City that are proposed for alternation, and

WHEREAS, PBK's familiarity, expertise and intimate knowledge of the property and the city's' needs make them uniquely qualified to undertake this work, and

WHEREAS, building upon the totality of that previous work is logical and economical, and

WHEREAS, PBK has presented a professional services proposal that is responsive to the specific needs of the City for with they are uniquely qualified, and

WHEREAS, the City thoroughly reviewed the proposal and now recommends its approval.

NOW, THEREFORE, the City Council of the City of Kerman, California resolves as follows:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. The City Council approves the Professional Services Agreement (PSA) (**EXHIBIT 'A'**) by and between the City of Kerman and PBK Architects Inc. in an amount not to exceed of \$650,000.

Section 3. The City Manager is hereby authorized to make minor modifications as needed to perfect the PSA and execute all documents necessary as approved by the City Attorney.

Section 4. This resolution is effective upon adoption.

The foregoing resolution was introduced and adopted by the City Council of the City of Kerman at a regular meeting held on the 24th day of July 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing resolution is hereby approved.

APPROVED:

Maria Pacheco
Mayor

ATTEST:

Josie Camacho
City Clerk