



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 11/02/2021

ITEM NO: 6

DATE: October 22, 2021

TO: Mayor and Town Council

FROM: Laurel Prevetti, Town Manager

SUBJECT: Authorize the Town Manager to Execute a Second Amendment to Agreement for Consultant Services with Cuschieri Horton Architects for Additional Architectural and Engineering Design Services for PPW Project 821-2302, in an Amount of \$53,100, for a Total Agreement Not to Exceed \$218,450

RECOMMENDATION:

Authorize the Town Manager to execute a second amendment to Agreement for Consultant Services with Cuschieri Horton Architects for additional architectural and engineering design services for PPW Project 821-2302, in an amount of \$53,100, for a total agreement not to exceed \$218,450.

BACKGROUND:

The Town's adopted FY 2021/22 Capital Improvement Program Budget designates funding for Town projects, including Project 821-2302, Building Replacement at the Corporation Yard. This is a two phased project that converts warehouse space to office space and then replaces an old portable building with a steel storage building at the northwest corner of the Parks and Public Works (PPW) Corporation Yard on Miles Avenue.

On October 2, 2018, the Town Council authorized the Town Manager to execute an agreement with Cuschieri Horton Architects for the Design of Corporation Yard Building Replacement and Engineering Tenant Improvement project.

On August 18, 2020, the Town Council authorized the Town Manager to execute a construction contract with DesignTek Consulting Group, LLC for the construction of Phase 1 of the project which included tenant improvements of Engineering staff offices and conversion of warehouse space into staff office space. The Phase 1 construction work has been completed. The

PREPARED BY: Matt Morley
PPW Director

Reviewed by: Town Manager, Assistant Town Manager, Town Attorney, and Finance Director

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BACKGROUND (continued):

Maintenance staff has relocated to the new offices and Police evidence have been moved to a temporary trailer in preparation for Phase 2 of the project.

DISCUSSION:

Phase 2 of the project includes purchasing and installation of a steel storage building to replace the existing building that is currently used as Police evidence storage facility.

The permit process for the storage building includes review by the Santa Clara County Fire Department. The review comments from the Fire Department added a requirement for the proposed steel building to have either a one-hour fire rated wall or to place the building at least 10 feet away from the property lines. The cost of a steel building with one-hour fire rated walls is substantially high so placement of the building at the required distance from the property line is a more cost-effective solution. This option necessitates additional design work and revision of plans for approval by the Fire Department. This amendment is for this additional design work and construction administration work to be performed by Cuschieri Horton Architects.

Bidding for construction of Phase 2 of the project will follow the completion of the additional design work.

CONCLUSION:

Staff recommends that Town Council authorize the Town Manager to execute the contract to allow for this project to progress.

COORDINATION:

The design of this project has been coordinated with Community Development Department and County Fire through the building permit process.

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FISCAL IMPACT:

Building Replacement at Corporation Yard Project 821-2302		
	Budget	Costs
GFAR	\$1,915,800	
Total Budget	\$1,915,800	
Construction (Including Contingencies)		\$696,447
Consultation Services (Expense + Encumbrance)		\$210,884
Solutions Office Interiors		\$108,000
Consultation Services (Approved with this Report)		\$53,100
Other Construction		\$73,664
Modular Unit Rental		\$10,637
Construction Inspection		\$7,443
Equipment Acquisition/Installation		\$6,055
Blueprint/Copy/Postage		\$1,772
Advertising		\$1,064
Total Expenditures		\$1,169,066
Remaining Budget		\$746,734

There are sufficient funds available in the project budget for the contract amendment.

ENVIRONMENTAL ASSESSMENT:

This is a project as defined under CEQA but is Categorically Exempt (Section 15301 a and d). A Notice of Exemption will not be filed.

Attachment:

1. Draft Second Amendment with the Original Agreement with Cuschieri Horton Architects dated October 3, 2018 and First Amendment dated March 2, 2021.