



## CITY OF ORLAND STAFF REPORT

MEETING DATE: November 5, 2024

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**TO:** Honorable Mayor and City Councilmembers

**FROM:** Pete Carr, City Manager

**SUBJECT:** **Carnegie Center Design Proposals** (Discussion/Action)

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### BACKGROUND:

City Staff on June 4, 2024, following direction from Council to provide options for ADA and other improvements to the Carnegie Center building, presented an analysis of necessary corrections and improvements, and potentially desirable improvements. Council directed Staff to publish a request for proposals (RFP) from architectural firms with one option for ADA improvements only, and a second for ADA + other suggested efficiency/layout improvements, and project costing.

### ANALYSIS:

Three proposals were received in response to the RFP, listed here in alphabetical order:

- A. Ausmus Engineering – Chico
  - \$22k for basic ADA redesign, \$48k for more thorough design, \$135/hr
  - Experience includes advisory work on Rodgers Theater in Corning.
  - Focus on ADA, suggests ramp or manlift.
  - Would produce “set of plans for implementation.”
  
- B. Garavaglia Architecture, Inc. – San Francisco
  - \$114k for basic ADA redesign, \$121k for more thorough design, \$260/hr
  - Experience includes Lakeport and Gilroy Carnegie libraries.
  - Focus on historical, has a sub for ADA, suggests elevator option.
  - Would produce set of “plans, bid assistance, construction admin.”
  
- C. Shepphird Associates -- Calabasas
  - \$75k for basic redesign, \$99k for more thorough design, \$250/hr
  - Experience is mainly with much larger projects.
  - Focus on architecture, has a sub for ADA.
  - Would produce “construction documents.”

Several administration staff members and Rolls Anderson Rolls reviewed the proposals and completed the scoring rubric. Staff also contacted selected references. Staff recommends Ausmus Engineering as first preferred, Garavaglia Architecture, Inc. as second, Shepphird Associates as third, due to the expressed perspective, relevance of experience, and cost effectiveness of proposals.

All proposals were submitted to City Council members in digital format and are accessible to the public upon request.

**RECOMMENDATION:**

Award contract for basic ADA design plus additional historical and efficiency design recommendations to Ausmus at a not-to-exceed expense of \$48k from the DIF (developer impact fee) fund, Community Center account.

*Alternative action to consider:*

Award contract for comprehensive ADA design only to Ausmus at a not-to-exceed expense of \$22k from the DIF fund, Community Center account, or from the General Fund.

**FISCAL IMPACT OF RECOMMENDATION:**

Up to \$48k from DIF or General Fund reserves as an additional expense authorization of the FY24-25 budget.

The DIF Community Center account has a balance of \$450k.