CITY OF ORLAND STAFF REPORT
MEETING DATE: December 17, 2024

TO: Honorable Mayor and City Councilmembers

FROM: Paul Rabo, City Engineer

SUBJECT: **Follow-up on Carnegie Center Architecture Proposals**
(Discussion/Action)

BACKGROUND:

Background information was provided in the May 21 and November 5 agenda packets. On November 5, Council heard a recommendation from Staff and directed Staff to investigate two of the proposals more thoroughly.

ANALYSIS:

Three proposals were received in response to the RFP, as listed here in alphabetical order 11/5/24:

A. <u>Ausmus Engineering</u> – Chico
   - $22k for basic ADA redesign, $48k for more thorough design
   - Experience includes advisory work on Rodgers Theater in Corning.
   - Focus on ADA, suggests ramp or manlift.
   - Would produce "set of plans for implementation."

B. <u>Garavaglia Architecture, Inc.</u> – San Francisco
   - $114k for basic ADA redesign, $121k for more thorough design
   - 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. <u>Shepphird Associates</u> -- Calabasas
   - $75k for basic redesign, $99k for more thorough design
   - 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, with a resulting recommendation for Ausmus Engineering. Since the November 5th meeting, the City Engineer has been making additional effort to gain more insight into the firms and their references. The City Engineer will brief and advise Council Tuesday evening.

RECOMMENDATION:

Award contract for architectural services and ADA compliant design to _____ at a not-to-exceed expense of $_____ from the DIF fund, Community Center account.

FISCAL IMPACT OF RECOMMENDATION:

Depends on the action taken. No funds were budgeted for this purpose.