



CITY OF POMONA

COUNCIL REPORT

April 6, 2020

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Robert DeLoach, Interim Water Resources Director

SUBJECT: Environmental Analysis to Move the Historic Stable

RECOMMENDATION:

It is recommended that the City Council take the following actions:

- 1) Approve the attached agreement with DUDEK for professional environmental analysis services in the amount of \$197,120;
- 2) Approve an agreement with Sillman Wright Architects (Sillman) for professional architectural services in the amount of \$14,300; and,
- 3) Authorize the City Manager, or designee, to sign the attached agreements.

EXECUTIVE SUMMARY:

The two attached agreements are necessary to complete a revised California Environmental Quality Act (CEQA) analysis that will incorporate the historic Stable into the Water Resources Department's (WRD) proposed office building.

FISCAL IMPACT:

The total fiscal impact for the proposed recommended action is \$211,420. Funding for the proposed recommendation actions is available from CIP project "Water Resources Administration and Operations Facility", Project No. 575-8125-XXXXXX-93135. The DUDEK agreement, Attachment 1, is for \$197,120 and covers the efforts to complete the CEQA analysis. The agreement with Sillman, Attachment 2, is for \$14,300, and covers modifications to the current building design by reducing its size and incorporating the Stable into the overall design. Table 1 on the following page summarizes the fiscal impact:

Table 1

Category	“Water Resources Administration and Operations Facility”, Project No. 575-8125-XXXXX-93135
Initial Budget	\$14,629,335
Expenditures/Encumbrances (as of March 3, 2020)	(\$5,204,505)
Professional service agreement with Dudek	(\$197,120)
Professional service agreement with Sillman	(\$14,300)
Remaining balance available for: construction, construction management, contingencies, and inspection costs, etc.	\$9,213,410

PREVIOUS RELATED ACTION:

On September 18, 2017, the City Council approved a settlement agreement with Southern California Gas Company and Southern California Edison for the clean-up of lamp black at the City’s WRD administrative and operations yard. A resolution was adopted to amend the 2017-18 Capital Improvement Program by appropriating \$3,875,000 from the settlement to the “Corporate Yard Facility” project; and awarded construction contracts to begin the relocation process.

On June 3, 2019, City Council was presented with the disposition of the City Stable. At that meeting, City Council requested staff look at alternatives to restore and preserve the City Stable.

On June 15, 2019, City Council requested staff include the Stable into the WRD’s proposed office building.

DISCUSSION:

At its meeting on June 15, 2019, City Council directed staff to incorporate the City’s historic Stable into the WRD’s proposed office building design. To facilitate this, staff met with the staff selected design builder and the City’s Planning Department to determine what, if any, additional environmental investigation and evaluation was necessary. Based on this meeting it was determined additional environmental evaluation effort was necessary. To complete this, staff sent proposals to two firms from the then current City list of qualified consultants. Both firms provided quality bids and after a thorough review staff requested additional information and a subsequent best and final offer from both bidders. After a final review, the selection committee comprising of staff from both WRD and Planning, selected DUDEK as the firm that will best meet the City’s needs.

As was mentioned in the June 15, 2019 staff report, staff previously advertised for a design-build bid for the construction of the WRD administrative building. Of the bids received, Kemp Bros. Construction, working with Sillman, was selected as the most qualified bidder. Because Sillman is Kemp’s architect, staff determined it beneficial to have Sillman complete the necessary architectural drawings to complete the additional environmental analysis. To complete this task staff requested a proposal from Sillman which has been incorporated into the attached agreement.

At this juncture staff is seeking approval of the two attached agreements. If approved, staff will complete the environmental analysis and bring back to Council a construction contract to complete the construction of the WRD buildings which will incorporate the historic Stable.

Prepared by:

Chris Diggs _____

Chris Diggs

Water Resources Manager

ATTACHMENTS:

Attachment 1 – Agreement with DUDEK

Attachment 2 – Agreement with Sillman