



Building A Better Long Beach

December 7, 2009

REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach
California

RECOMMENDATION:

Approve and authorize the Executive Director to enter into a contract with Studio One Eleven at Perkowitz+Ruth Architects for architectural services for the ArtExchange. (Downtown – District 2)

DISCUSSION

On February 2, 2009, the Redevelopment Agency (Agency) Board authorized staff to move forward with additional conceptual plans, site plan review, and California Environmental Quality Act (CEQA) clearance for the ArtExchange Project (Project). Since then, staff has been working with Studio One Eleven to refine conceptual plans. Plans were submitted for site plan review in September 2009 and completion of the CEQA process is scheduled for early next year.

In order to continue moving forward with the Project, it is recommended that the Agency enter into a contract with Studio One Eleven to provide the following design services:

- Completion of Site Plan Review Process, including application for a Certificate of Appropriateness.
- Completion of Design Development.
- Preparation of construction documents and plan check review process.
- Bidding and construction contract administration.

The proposed cost for this work is \$259,940 and includes all design services necessary to complete construction of the ArtExchange. A 15 percent contingency allowance will be added to the contract for a total amount not to exceed \$300,000. The term of the agreement will be for a period of 18 months, with one six-month extension available at the discretion of the Executive Director. The Project will be designed to meet Leadership in Energy and Environmental Design (LEED) standards, preferably at a higher certification level. All costs associated with LEED design and documentation, except the LEED registration fee, is included in this design proposal.

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Studio One Eleven is an architecture and urban design firm based in downtown Long Beach. They have extensive experience with projects throughout the City of Long Beach, including highly acclaimed projects in downtown Long Beach involving rehabilitation of existing buildings. Additionally, Studio One Eleven has been involved with the Project since its inception. With approval of an agreement for architectural services, construction of the ArtExchange is anticipated to commence in late Summer 2010.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'C. Beck', with a stylized flourish at the end.

CRAIG BECK
EXECUTIVE DIRECTOR

CB:AJB:CSM:pku