



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: APPROVAL OF CONTRACT FOR DESIGN SERVICES AT HUTCHINS STREET SQUARE

MEETING DATE: OCTOBER 4, 1995

PREPARED BY: CHARLENE J. LANGE, COMMUNITY CENTER DIRECTOR

**RECOMMENDED ACTION:** That the City Council approve and execute the architectural services agreement between the City of Lodi and the architectural firm of Wenell, Mattheis and Bowe Architects for the completion of construction documents, and authorize the release of the construction documents for bidding.

**BACKGROUND INFORMATION:** The Old Lodi Union High School Site Foundation, in partnership with the City of Lodi, is ready to take the next step for completion of the conferencing/performing arts center. For nearly two decades, area residents have promoted the idea that Lodi would benefit from a conference/performing arts center. To achieve this goal, the Old Lodi Union High School Site Foundation was formed as a catalyst to raise funds for the reconstruction of the downtown abandoned high school.

To date, over \$5 million in private funds have been raised to finance the capital improvements at Hutchins Street Square. The Foundation continues its pledge to repay the City for the value of the project over time with private contributions.

The Public Works Director has evaluated the projected design costs and is comfortable with the proposed fee.

Wenell, Mattheis & Bowe Architects were unanimously selected by an evaluation team and retained in March, 1988. The firm has done extensive preliminary design work on the auditorium and has given the City many unsolicited hours of its time as a contribution to the overall completion of the Hutchins Street Square project. The City feels very strongly that it is in our best interest to continue to use this firm because of familiarity with the completion of the project, the excellent working relationship we have gained over the years and its expertise in detailing and negotiation with contractors on complicated existing facility remodels.

**FUNDING:** Capital Improvement Program/On Proceeds

Charlene J. Lange  
Community Center Director

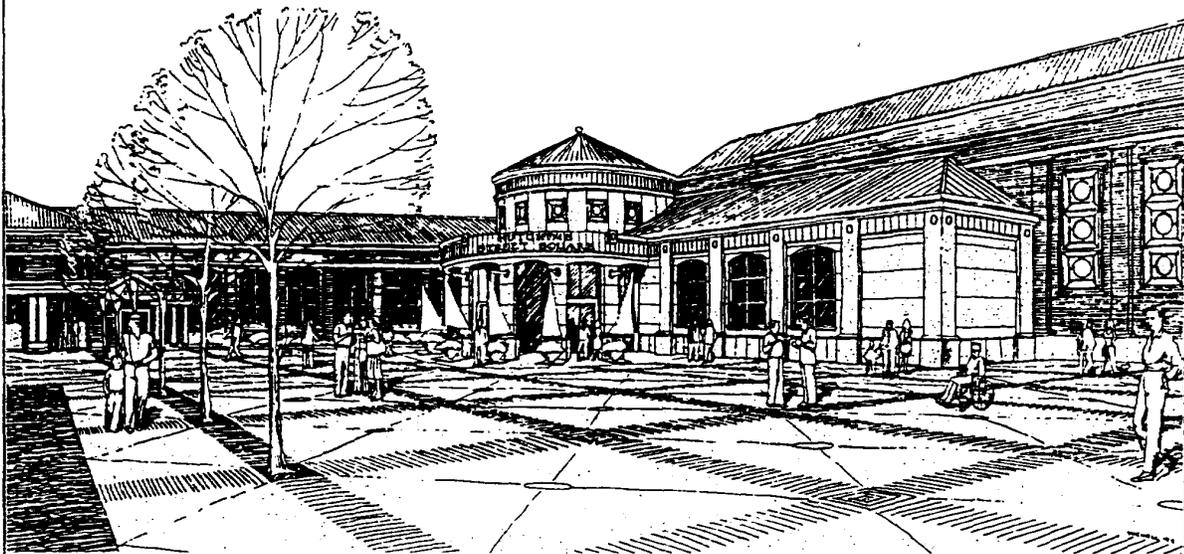
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APPROVED: \_\_\_\_\_

THOMAS A. PETERSON  
City Manager



Old Lodi Union High School Site Foundation Board  
Capital Budget Request



Completion of  
Hutchins Street Square Community Center  
Conferencing/Performing Arts Center

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## **I. BACKGROUND**

### **A. Introduction:**

For nearly two decades, Lodi residents have promoted the idea that Lodi would benefit from a conference/performing arts center. To achieve this goal, the Old Lodi Union High School Foundation was formed in a unique public/private partnership with the City of Lodi as a catalyst to raise funds for the reconstruction of the downtown high school abandoned in 1977.

After the new Tokay High School opened for classes on September 6, 1977, the old fire-scarred site just four blocks from downtown was abandoned. Meanwhile, the City Council, which had acquired a five-year option to buy the 10-acre site in June 1975, mulled over the suggestion of building a community center on the site. Various civic groups supported the idea, and a council-appointed committee reported that Lodi needed a community center. A private group of volunteers organized themselves as the Old Lodi Union High School Site Foundation and sought donation. The Foundation lobbied the council to buy the site and promised to repay the City.

On March 6, 1980, the Council voted to buy the school grounds from the school district for \$475,000, and set the wheels in motion for the community center that eventually became Hutchins Street Square. A public-private partnership between the City and the Foundation was forged; the Foundation for financing and planning the reconstruction projects, and the City for maintaining and operating the center. The Foundation devised a master plan and began fundraising efforts.

Field and Fair Day, now an annual Labor Day event, began in 1980 as a one-day fair put on by volunteers to raise money. In 1984, the Old Lodi Union High School Foundation paid off its \$475,000 debt to the City and concentrated its fundraising efforts on renovating the facility.

**B. A History of Growth and Community Support:**

By 1995 over five million dollars (\$5,000,000) has been raised to plan the site and finance the capital improvements. Some of the major milestones in the development of this community asset include:

MAJOR MILESTONES

- 1913 Lodi Union High School Built.  
Graduated classes 1913 through 1977
- 1974 School burned - arson
- 1979 Site acquired from school district for \$475,000. Community leaders form Old Lodi Union High School Foundation Board with a pledge to build a community center.
- 1980 First corporate donation; \$50,000 from General Mills, Inc.
- 1982 3-acre park construction completed
- 1984 Erased total site purchase debt in December 1984 with fundraiser "The Last Night in the Girl's Gym"
- 1986 Fine Arts Complex construction completed
- 1989 Senior Complex construction completed
- 1990 Senior Complex landscaping and irrigation completed
- 1991 Senior Patio construction completed
- 1992 Trellis replacement
- 1993 Design development of auditorium and site completed
- 1994 North Hall Patio construction completed
- 1995 Brick Plaza dedicated
- 1995 Julio Gallo Trellis dedicated

**C. Next Step:**

The Old Lodi Union High School Site Foundation Board, in partnership with the City of Lodi is ready to take the next step for completion of the conferencing/ performing arts center. With the assistance of the architectural and engineering consulting team, led by Wenell Mattheis Bowe Architects, the Board has prepared a realistic and viable project that is ready for immediate completion of construction documents with ground-breaking ceremonies scheduled for early in the fall of 1996.

## II. PROPOSED PROJECT

### A. Description:

Complete design, construction documents and construction bidding of an 800-seat conferencing/performing arts hall, multi-purpose conferencing rooms, connecting lobbies and ancillary facilities.

*Construction bids will be before the Council in the fall of 1996 for approval.*

### B. Objectives:

The objectives of this project have been identified as follows:

- Promote local and regional interest in the performing arts through the production of plays, recitals and concerts.
- Provide conference facilities for the greater Lodi area to benefit downtown commercial activities such as restaurants, hotels/motels, specialty stores and other services, local industries and community groups.
- Enhance the quality of life in Lodi, increasing the desirability of Lodi as a community in which to live, raise a family and establish a business.
- Anchor the downtown revitalization as a major destination for conferencing and the arts.

### C. Downtown Revitalization Anchor:

The following are quotations relating to the Hutchins Street Square Performing Arts Theatre from Michael Freedman, principal of Freedman, Tung and Bottomley, consultant to the City of Lodi's central revitalization plan:

*"Community leaders need to develop a clear and economically realistic vision that will keep Lodi remaining as the preferred community in north San Joaquin Valley.*

*"Cultural facilities of a high nature are clearly one way to continue to establish Lodi as "high quality" as well as to diversify its draw. In order*

*to establish Lodi as "desirable" at least one strong anchor that is well known needs to be established. Since you already have a site with Hutchins Street Square that is well located and very beautiful, the notion to put in a performing arts theatre certainly could fit into a City-wide strategy to keep Lodi healthy and competitive in the future.*

*"How does this affect downtown? Downtown Lodi has to find an economic niche that is largely not competitive with its surrounding retails. One of the strongest submarket sectors that we rely upon in our strategy is to pump up evening and entertainment. This absolutely fits Lodi's profile—it fits the current building stock—you have a charming downtown! As far as we can tell, it is one of the few untapped, under fulfilled segments of service offerings in the region.*

*"We think Lodi has the ability to go ahead and have a strong night life and entertainment component. You cannot just do that with restaurants. It would be powerful to have an entertainment or evening anchor to draw a lot of people to come from further away than they would normally go for just a restaurant. Add to the experience with a good meal, stroll around as part of a theatre-going experience.*

*"The entertainment anchor typically can single handedly revitalize downtowns. The performing arts theatre at Hutchins Street Square is clearly that opportunity."*

**D. Schedule:**

October 4,	1995	Council approval of Board proposal and allocation of funds for completion of construction documents and bidding; approval of Architectural/Engineering contract.
October	1995	Commence construction documents.
March	1996	Complete construction documents; submit for City review.
June	1996	Publish and release construction documents for bidding.
July/August	1996	Receive bids/negotiate contract.
September	1996	Council approval of award of construction contract.
September	1996	<i>Begin Construction</i>
November	1997	<i>Construction complete</i>

**E. Costs:**

	Prior Budgets	1995-96	1996-97	1997-98	1998-99	Project Total
<b>Phasing</b>						
Study						
Design		\$670,000				\$670,000
Acquisition						
Construction			\$6,200,000	\$2,800,000		\$9,000,000
<b>Total</b>		<b>\$670,000</b>	<b>\$6,200,000</b>	<b>\$2,800,000</b>		<b>\$9,670,000</b>
<b>Recommended Funding Source</b>						
Capital Outlay Fund		\$670,000	\$6,200,000	\$800,000		\$7,670,000
Donations				\$2,000,000		\$2,000,000

**F. Process for Project Completion:**

Completion of the project will take place in four phases; the first three are now before the Council for approval:

- I. Design Development Confirmation
- II. Construction Documents
- III. Bidding/Negotiation
- IV. Construction

A thorough description of the four phases is included in the appendix for your reference.

Several techniques will be employed during the plan development, bidding and construction phases of the project to ensure a smooth process and good communications between the City staff, architectural/engineering team and contractor.

1. **CITY STAFF INTERIM REVIEWS:**

At several stages during the development of the construction documents, the project will be reviewed by City staff including Fire, Building, Planning and Public Works Departments. The reviews will help facilitate inter-department coordination on the project and provide opportunities for City staff to engage in early resolution of specific concerns about the project. Meetings with the Community Center Director and Foundation Board will be held frequently to discuss progress of the plan development.

2. **PRE-QUALIFICATION OF BIDDERS:**  
As public monies will be involved in the project, an open bid process will be structured. A pre-qualification process will be used for contractors desiring to bid on the project. Similar to the successful process used for the City Hall renovation project, the pre-qualification process will help ensure that only qualified general contractors and primary sub-contractors experienced in this size, type and quality of work will be competing for the project.
  
3. **CONSTRUCTION PARTNERING:**  
After approval by Council and award of the construction contract, and before commencement of construction, a one day partnering session will be held for the key Foundation Board members, City staff, the general contractor, sub-contractors and consultant team. The focus of the session is to develop a common working relationship among the parties. The goal of the process is to build a sense of "team structure" to work together for a smooth and successful completion of the project.

### **III. ARCHITECTURAL/ENGINEERING TEAM AND AGREEMENT FOR SERVICES**

#### **A. Architectural/Engineering Consultant Team**

In December 1987, the City of Lodi, together with the Hutchins Street Foundation, went through an extensive request for proposal (RFP) process for the selection of the architect for the Hutchins Street Square Senior Complex. RFP's were sent out to 11 architects and a selection team made up of the following people interviewed three architectural teams:

Dennis Bennett, Foundation Chairman  
Ben Schaffer, Foundation Board Member  
Jack Ronsko, Public Works Director  
Don Kundert, SPARC  
Larry Mindt, Planning Commission  
Randy Snider, Councilman  
Charlene Lange, Community Center Director

From this formal selection process, the firm of Morris and Wenell Architects and Planners, Inc. (currently Wenell Mattheis Bowe) was unanimously selected by the evaluation team. This recommendation was taken to the City Council and Wenell Mattheis Bowe was retained in March 1988.

The successful completion of the Holtz Senior Complex is one milestone in the long association of Wenell Mattheis Bowe with Hutchins Street Square. Beginning with the initial master planning study completed in 1980, Wenell Mattheis Bowe has been the architect for the successful completion of the Fine Arts Complex, the Park Activity Field, the North and South Patios at the Senior Complex, the Gallo Trellis and the Entry Name-Brick Plaza. The firm has also donated many hours of its time as a contribution to the overall completion of the Hutchins Street Square Project.

In 1992 Wenell Mattheis Bowe led the 11 member engineering design team in working with the Foundation Board to complete the design development of the auditorium and final site improvements. This work established the final design plans, which are the groundwork for the Conferencing/Performing Arts completion project now before the Council. A copy of the summary program report is included in the appendix for your reference.

The City feels very strongly that it is in our best interest to continue to use this firm because of its familiarity with the completion of the project, the excellent working relationship we have gained over the years, and its expertise in dealing and negotiating with contractors on complicated existing facility remodels.

**B. Architectural/Engineering Services Agreement**

A copy of the architectural/engineering services agreement is attached in the appendix. The Public Works Department together with the City Attorney has reviewed, evaluated and worked with the architect to finalize the agreement being presented to you for approval.

The Public Works Director has evaluated the projected design costs and is comfortable with the proposed fee (\$577,553.00). Percentage of construction costs are no longer used to determine appropriate design costs. Design costs are now calculated by actual task and man-hours involved by the architect and ten subconsultants. The proposed design fee is in the area of 8.5 to 9.2 percent of the construction estimate. For this type of project, with its complexities and need for specialty consultants, this range is certainly reasonable.