



Department of Public Works

**CONTRACT AWARD TO GRUEN ASSOCIATES FOR
PREPARATION OF THE ENVIRONMENTAL DOCUMENT
AND PROFESSIONAL DESIGN SERVICES FOR THE
CENTRAL LIBRARY SEISMIC RETROFIT AND
RENOVATIONS PROJECT FOR AN AMOUNT
NOT-TO-EXCEED \$6,104,109**

City Council
January 23, 2023
Item #19





Presentation Overview

Department of Public Works

- Existing Structure
- Initial Assessment / Closing of Library
- Independent Structural Re-assessment
- Design Consultant Services
- Technical Oversight Committee
- Library Programming Committee
- Next Steps & Project Schedule
- Fiscal Impact



Existing Structure

Department of Public Works

- Designed by Myron Hunt & H.C. Chambers
- 1925-1927 construction
- 120,000 sf floor space
- On National Register of Historic Landmarks
- Many of building's systems and components remain original to the building

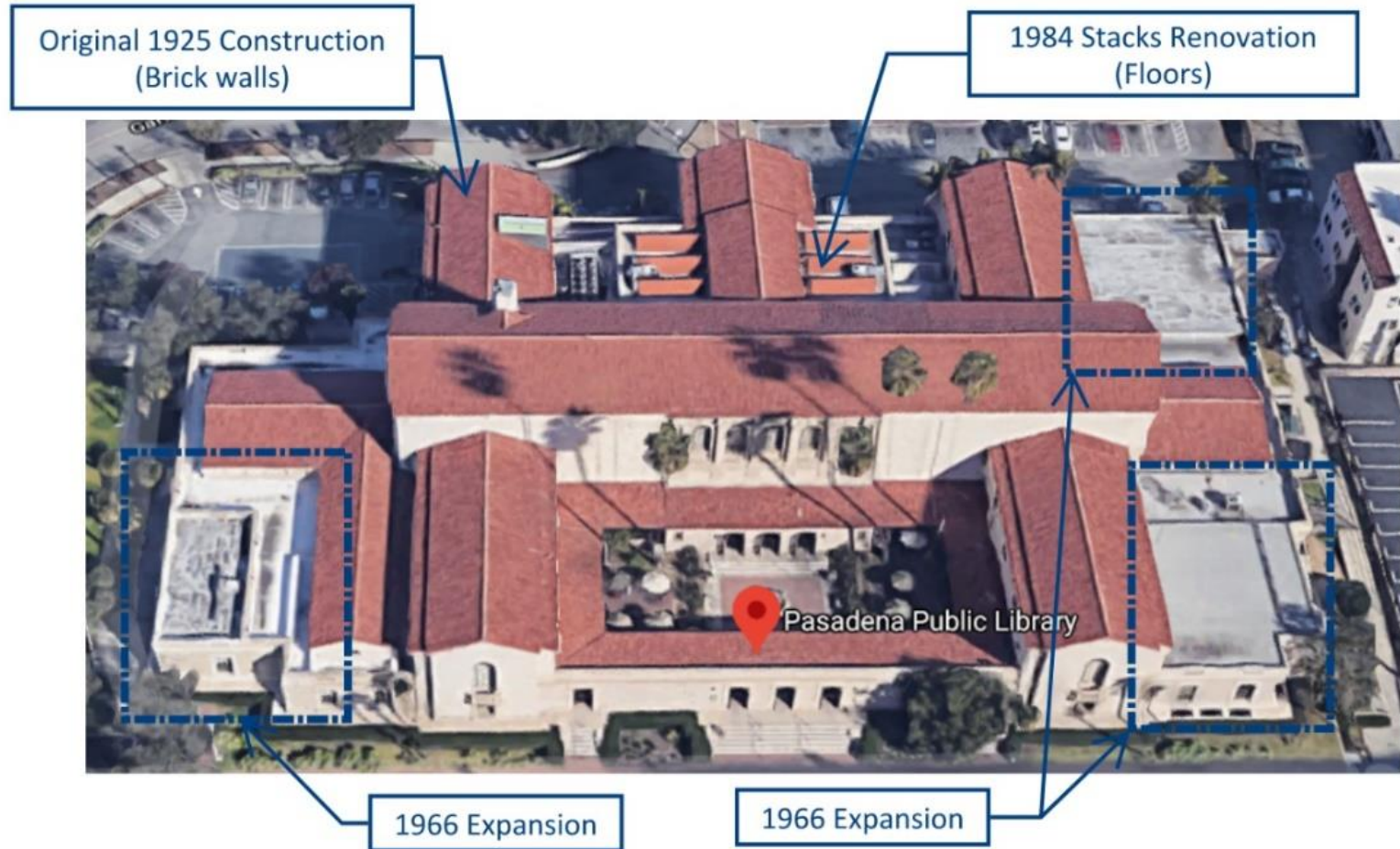


Photo circa 1927-1928



Existing Structure (cont'd)

Department of Public Works





Initial Assessment

Department of Public Works

- Central Library – Building Systems and Structural Assessment project (71910) – initiated in 2020
- Preliminary structural assessment completed by KPFF Consulting Engineers in April 2021 revealed building to be constructed of unreinforced masonry (**URM**) bearing walls
 - > Not in compliance with Pasadena Municipal Code Chapter 14.06 - *Earthquake Hazard Reduction in Existing URM Buildings (1993 Ordinance)*
 - > Does not meet the structural performance objectives recommended by American Society of Civil Engineers (ASCE 41-17)



Initial Assessment (cont'd)

Department of Public Works



Photos of damage post 1991
Sierra Madre Earthquake
(5.6 magnitude)

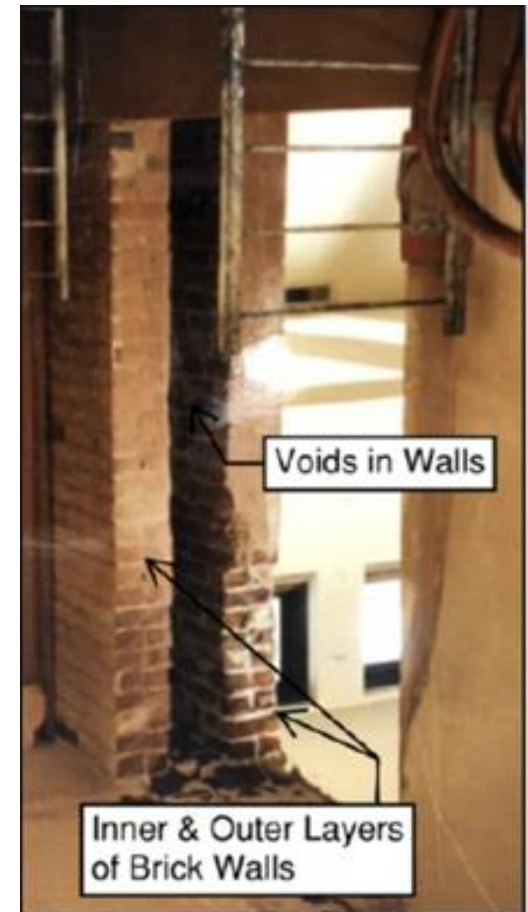




Closing of Library

Department of Public Works

- URM buildings widely recognized to be hazard to life safety due to potential for collapse during an earthquake
- May 3, 2021 – City Officials ordered Central Library closed and vacated acting in the best interest of the public and Library employees.





Independent Structural Re-assessment

Department of Public Works

Nabih Youssef & Associates (NYA) performed independent evaluation of KPFF's preliminary structural analysis

- Updated model and evaluated structure using site-specific data gathered through building materials testing and geotechnical site investigations in Summer 2022
- Presented its findings in December 2022 **validating** KPFF's initial assessment regarding the performance of the building
 - > 90% of URM bearing walls within the building are deficient
 - > URM walls not fastened to foundation, concrete floor or roof
 - > Heavy building with minimal capacity to absorb seismic energy



Building's Performance

Department of Public Works

Performance Level of Existing Structure Per Preliminary Analysis

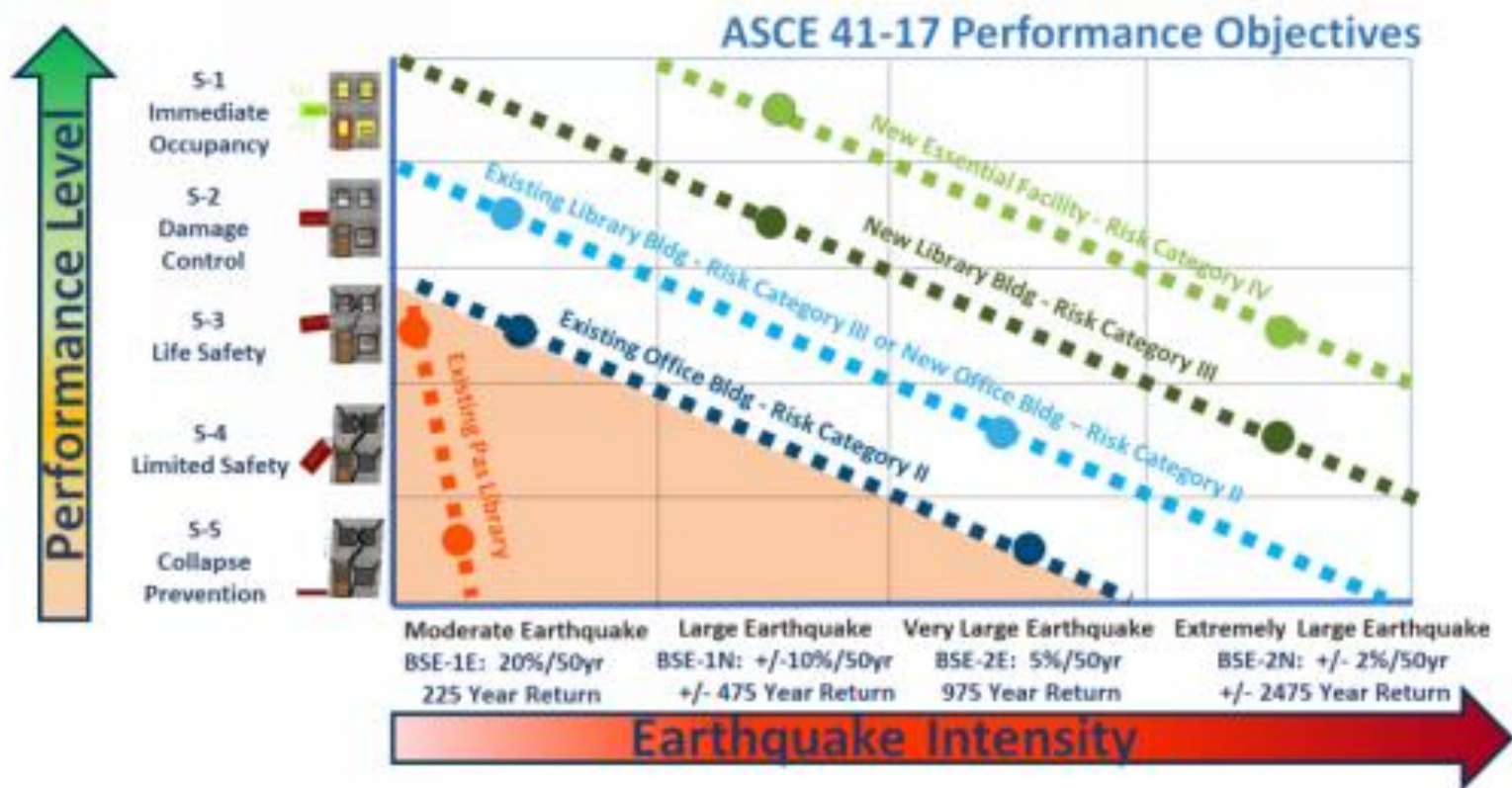


Figure 1.1: ASCE 41-17 Performance Objective vs. Seismic Hazard Level



Design Consultant Services

Department of Public Works

Request for Proposals (RFP)

- Preparation of the Environmental Document and Professional Design Services
- Issued on November 1, 2021, seeking qualified Design Team well-versed in both seismic retrofitting and historic preservation
 - > 8 responsive proposals received on December 15, 2021
 - > 4 design teams interviewed on February 24, 2022
 - > Evaluation Panel consisted of staff from the departments of Public Works, Planning & Community Development and Libraries & Information Services



Design Consultant Services (cont'd)

Department of Public Works

Scope of work

- In-depth structural engineering analysis
- Developing seismic retrofit design alternatives (min. 3)
- Preparing project-level environmental documentation
- Public outreach coordination
- Interior space planning for Library programming services and staff
- Preservation and restoration of historic-defining features
- Delivering final construction documents and cost estimates for the building retrofit and following renovations: MEP, fire/life safety, roof, accessibility, courtyard and parking lot



Recommended Design Team

Department of Public Works

- Gruen Associates – Prime Consultant / Architect of Record
 - > Recently completed the renovation and retrofit of historic Brand Library in Glendale, the Glendale Library and Shatford Library for PCC's Art Deco-Style campus
- Gruen's design team has successful track record of working together on library projects
- Extensive experience with retrofit and restoration of historic URM structures
- Project Manager: Debra Gerod, FAIA, LEED AP
 - > 35 years of experience on public and private projects
 - > 2020 President of AIA California



Recommended Design Team (cont'd)

Department of Public Works

- Gruen Associates – Architecture and Landscape Design
- KPFF Engineers – Structural and Civil Engineering
- Historic Resources Group – Historic Preservation
- SAPPHOS – Environmental
- TKISC – Mechanical, Electrical and Plumbing Engineering, Commissioning, Low Voltage and Design
- SGH – Fire Code and Protection and ADA Access Compliance
- Leslie Scott Consulting – Public Outreach
- Sweeney – Irrigation Design
- Antonio Acoustics – Acoustical Design
- SYSKA – Elevator Design
- MGAC – Cost Estimating
- Davison Associates – Specifications
- SKA – Signage and Wayfinding



Technical Oversight Committee

Department of Public Works

- Appointed by Mayor Gordo
- Comprised of academics & professionals from the fields of structural engineering, seismology, architecture, and historic preservation
- Committee responsibilities
 - > Review analysis findings and retrofit solutions developed by the design team and provide feedback
 - > Meet at key design milestones throughout the design phase
 - > Provide periodic updates to City Council



Technical Oversight Committee Members

Department of Public Works

- **Paul Jennings, PhD., Committee Chair** - Caltech
- **Winston Thorne, AIA, Committee Vice Chair** - American Institute of Architects, Pasadena & Foothill Chapter
- **David Cocke, S.E.** - Structural Focus
- **Thomas Heaton, PhD.** - Caltech
- **Monica Kohler, PhD.** - Caltech
- **Sue Mossman** - Pasadena Heritage
- **Elizabeth Moule, AIA** - Moule & Polyzoides, Architects and Urbanists
- **Kevin O'Connell, S.E.** - Simpson, Gumpertz & Heger Structural Engineers
- **Kenneth O'Dell, S.E.** - MHP Structural Engineers
- **Daniel Zepeda, S.E.** - Degenkolb Engineers



Technical Oversight Committee

Department of Public Works

- Meetings to date:
 - > November 15, 2022 Kick-off meeting
 - > December 14, 2022
 - NYA presented initial findings from their re-assessment
 - Committee concurred with NYA's preliminary findings supporting KPFF's preliminary assessment
- Next Meeting
 - > February 2023
 - Introduce the Design Team to the Committee
 - Committee provide review comments on NYA's Independent Re-assessment Report



Library Programming Committee

Department of Public Works

- Appointed by Interim City Manager, Cynthia Kurtz
- Comprised of representatives from:
 - > Non-profit organizations, library operations, historic preservation and media
 - > Pasadena Community Job Center, Pasadena Heritage, Pasadena Senior Center, Library Commission, and Union Station
- Committee responsibilities:
 - > Recommending the next steps and path forward for Pasadena Public Library to enhance its offerings at the Central Library as a result of the necessary retrofit and restoration work



Programming Committee Members

Department of Public Works

- **Julieta Aragon** - Pasadena Community Job Center
- **Sharon Calkin** - Former Library Commissioner
- **John Dean** - Pasadena Heritage
- **Jennifer DeVoll** - Pasadena Community Foundation
- **Kimberly Douglas** - Former Librarian - Caltech
- **Akila Gibbs** - Pasadena Senior Center
- **Robert Karatsu** - Library Foundation - Library Commissioner
- **Anne Miskey** - Union Station
- **Jan Sanders** - Library Director (retired)
- **Arnold Siegel** - Former Library Commissioner
- **Larry Wilson** - Pasadena Star News



Library Programming Committee

Department of Public Works

- Meetings initiated September 2022
- Committee will recommend how the Central Library space can be reimagined to engage more people in the library experience and serve as a primary community gathering space for artistic, cultural and other community events
- Final Programming Committee Report to be presented to City Manager early 2023





Next Steps

Department of Public Works

Public Outreach & Schematic Design

- March 2023 thru December 2023
- Complete detailed seismic analysis
- Develop and implement Public Outreach Plan
 - > Engage community stakeholders at design milestones
- Develop seismic retrofit design alternatives and construction cost estimates
- Historic Preservation Commission advisory review
- Library Commission advisory review
- Public Safety Committee recommendation to Council
- Council approval of a preferred retrofit design scheme



Project Schedule

Department of Public Works

- 30% (Schematic) Plans & Cost Estimate Fall 2023
- 60% (Design Development) Plans & Cost Estimate Early 2024
- 100% Plans & Plan Check Spring 2025
- Bid & Construction Contract Award (pending construction funding) Summer 2025
- Anticipated Construction Duration 30-36 months
- Construction Funding Pursuit On-going



Fiscal Impact – Design Phase

Department of Public Works

Environmental and Design Contract

- Base Contract \$ 5,779,109
- Contingency \$ 325,000
- Contract Not-to-Exceed Amount \$ 6,104,109

Supplemental Contracts & Project Administration \$ 2,895,891

- Structural Peer Review & Advisement
 - > Nabih Youssef & Associates
 - > Krakower & Associates
- Independent Testing and Survey
- Dedicated City Project Manager
- Building Plan Check and Permit Fees

TOTAL FISCAL IMPACT

\$ 9,000,000

PASADENA



Recommendation

Department of Public Works

- Find the contract proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines;
- Authorize the City Manager to enter into a contract with Gruen Associates for Preparation of the Environmental Document and Professional Design Services for the Central Library Seismic Retrofit and Renovations project for a total amount not-to-exceed \$6,104,109