



## CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

### **AGENDA ITEM**

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Report: Architectural and Engineering Services for Glendale Central Library Youth Services Renovation Project

1. Motion Awarding a Professional Services Agreement to Johnson Favaro, LLP for the Architectural and Engineering Services for Glendale Central Library Youth Services Renovation Project in the amount of \$324,000, plus a 10 percent contingency (\$32,400) for a total not-to-exceed amount of \$356,400, and rejecting all other proposals.
2. Resolution of Appropriation in the amount of \$352,948 in the Library Mitigation Fund (4070) to shift funding from Central Library Renovation Project into Glendale Central Library Youth Services Renovation Project to provide adequate funding for the design phase of the project.

### **COUNCIL ACTION**

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**Item Type:** Action Item

**Approved for** March 9, 2021 **Calendar**

### **ADMINISTRATIVE ACTION**

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**Submitted by:**

Yazdan T. Emrani, P.E., Director of Public Works  
Gary Shaffer, Director of Library, Arts & Culture

**Prepared by:**

Arthur L. Asaturyan, Project Manager

**Reviewed by:**

Kevin C. Todd , Assistant Director of Public Works  
Michele Flynn, Director of Finance  
Michael J. Garcia, City Attorney

**Approved by:**

Roubik R. Golanian, P.E., Interim City Manager

## **RECOMMENDATION**

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Staff respectfully recommends that the City Council approve a Motion awarding a Professional Services Agreement to Johnson Favaro, LLP for the Architectural and Engineering Services for Glendale Central Library Youth Services Renovation project in the amount of \$324,000, plus a 10 percent contingency (\$32,400) for a total not-to-exceed project amount of \$356,400, and rejecting all other proposals, as well as approve a Resolution of Appropriation in the amount of \$352,948 to shift funding from the Central Library Renovation Project into the Glendale Central Library Youth Services Renovation Project to provide adequate funding for the design phase of the project.

## **BACKGROUND/ANALYSIS**

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The 92,600 square foot Central Library opened on March 13, 1973 on the former site of Glendale Union High School and Glendale College. The iconic Brutalist architecture of the building was designed by renowned architect Marvin Taff of Welton Becket and Associates. An extensive remodel in 1992 enlarged the Children's Room, expanded the Special Collections Room to include local history material, and added a Computer Training Room. In 2017, Glendale Central Library reopened after the \$15 million renovation, which won a Conservancy Preservation Award from the Los Angeles Conservancy. Highlights of the renovation included the addition of the MakerSpace, the ReflectSpace Gallery, six new meeting rooms, an upgraded auditorium, and a relocated main entrance to the north side of the building, and improved connection of the Library to Glendale's vibrant downtown. Less visible, but still critical improvements included seismic retrofitting, new HVAC system, Electrical and Mechanical plant, ADA upgrades, improvements to networking and power infrastructure to support technology use, and a new elevator. The renovation resulted in a beautiful, more usable space that provides improved public access to information and technology, a vibrant community gathering place, and spaces for work and study, creation and collaboration.

Unfortunately, while the 2017 renovation created a beloved, vibrant community space, it did not create that same environment in the teens and children areas due to budgetary constraints. The improvements to the teen and children's spaces were focused on important safety upgrades, but lacked the improved usability and modernization work the rest of the building received.

Teens, children, and their families make up a large and growing portion of Glendale Library users, and our spaces need to support them at every stage of life. In 2019, 51 percent of all circulation was made up by children's materials. In fiscal year 2018-19, programs for children and families drew in 59,003 attendees. The Central Library Children's Room is always busy with the Preschool Learning Area filled with parents and children in the late morning, late afternoon, and early evening. The study tables are heavily used from late afternoon after school into the early evening. The Storytime Room is heavily used in the mornings. The Homework Center is at capacity every afternoon. All these children and their parents and caregivers have specific space needs to help them learn, socialize, create, and grow at the library.

Teens heavily use the Central Library all year long. Teen programs brought in 980 people and each program averaged 70 attendees, which exceeds attendance averages for all other age groups. Teens currently have an area in the library that houses teen collections, but there are few seats in that space and they are rarely used by teens. Older teens use all spaces in the Library heavily after school and in early evening hours. Teens fill the building to capacity during finals week each semester. Teens also make use of every area of the Library, and sometimes their use interferes with patrons who are looking for a quiet space to work. Pre-pandemic, the Library began opening the Auditorium for use by teens during finals week to accommodate studying, collaborating and socializing. Teens rely on the Library as a safe space after school, and these active, engaged library users need designated spaces for them to study, socialize, create, explore, and learn.

Finally, the only existing public restrooms on the second floor of the Library are the “Girls” and “Boys” restrooms which are accessible only from the Children’s Room, which creates problems for adults renting the auditorium space, or using collections and meeting rooms on the second floor.

To address these needs, the Library, Arts & Culture and Public Works Departments defined the following scope of work in the Request for Qualifications/Request (RFQ/RFP) for Proposals for Architectural/Engineering & Construction Administration Services for the Glendale Central Library Youth Services Renovation Project, released in September, 2020, to cover the Children’s Room, a new Teen Space and remodeled restrooms:

### **The Children’s Room**

- Create a space that becomes a destination for children up to 12 years old and their families to read, create, learn and grow
- Increase visibility and improve access to collections
- Improve the Early Literacy Area to engage children up to 5 years old and their caregivers
- Remove existing “tree” feature and incorporate hands-on learning elements into the design
- Propose a solution(s) that provides privacy while also creating visual interest via the large interior window along the westerly side of the Children’s Room overlooking the main atrium and incorporate that into the renovation
- Remove the existing storytime area and replace it with a multipurpose space to serve for storytime, crafts, homework center, STEAM (Science, Technology, Engineering, Art and Mathematics) activities and other programs
- Create collaborative learning spaces
- Reduce the size of the existing service desk to make it a more welcoming place for children and families to find staff support
- Select modern, moveable furniture to increase the flexibility of the space
- Improve access to power and data for patrons’ personal devices
- Create one-to-one reading spaces for caregivers, parents, and children
- Remove existing tech room and accommodate youth computer use in the space differently
- Restore the window wells along easterly wall to create cozy “reading nooks”

- Improve staff workroom and combine storage areas and design for maximum space utilization
- Remove multi-stall children-only toilet rooms and replace with one or more individual family restrooms

### **Teen Space**

- Create designated spaces for teens to study, socialize, create, explore, and learn
- Provide mobile display shelving for a smaller “featured” collection, new books, etc.
- Integrate the adjacent, existing SoundSpace recording studio with the new teen space
- Include a laptop bar and/or other solutions for teen computer use
- Include a video wall to enable social gaming and other activities
- Provide an acoustically controlled space that retains sight lines

### **Restrooms**

- Reconfigure “Boys” and “Girls” restrooms in the Children’s Room
- Create an ADA-accessible Family Restroom(s) opening into Children’s Room
- Create ADA-accessible adult restrooms opening to hallway across from the Auditorium (west of the Children’s Room)
- Ensure minimum encroachment on Children’s Room and storage spaces, maintaining the square footage of the Children’s Room to the extent possible

Staff conducted a competitive selection process to hire a qualified Architect/ Engineering firm for Design and Engineering Services. The process was conducted as follows:

- The Public Works Department solicited a RFQ/RFP from professional design firms to provide architectural and engineering services. On October 27, 2020, 27 firms attended the mandatory site walk and on November 24, 2020 the following firms responded:
  1. Johnson Favaro – Culver City, CA
  2. Noll and Tam – Berkeley, CA
  3. House & Robertson Architects – Culver City, CA
  4. HMC Architects – Los Angeles, CA
  5. Paul Murdoch Architects – Los Angeles, CA
  6. SVA Architects – Santa Ana, CA
  7. ADN Architects – Santa Monica. CA
  8. DSH Architects – Los Angeles, CA

9. Gillis Panichapan Architects – Costa Mesa, CA

10. IDS Group – Irvine, CA

11. Kardent – Long Beach, CA

12. Kevin Daly Architects – Los Angeles, CA

13. PBWS Architects – Pasadena, CA

14. Radar Inc. – Los Angeles, CA

- January 27, 2021, after the initial evaluation process, three firms were selected to be interviewed by Public Works Department and Library, Arts & Culture staff due to their perceived resources, reputation, capabilities, and cost of services.
- February 11, 2021 the Directors of Public Works and Director of Library, Arts & Culture conducted interviews with the three firms (Johnson Favaro, Noll and Tam, HMC Architects) and determined that Johnson Favaro's proposal was the most compatible with the defined scope of work, and provided the best value while meeting all requirements of the RFQ/RFP.

Therefore, staff respectfully recommends awarding a Professional Services Agreement to Johnson Favaro for the Architectural and Engineering Services for Glendale Central Library Youth Services Renovation Project for the following reasons:

1. Johnson Favaro was selected through a competitive evaluation process. Qualifications and Proposals for Central Library Youth Services Renovation were evaluated on the basis of five main factors which included: Thoroughness, Project Understanding, Proposal Presentation, Cost, and Experience.
2. Johnson Favaro has extensive design experience with similar public library renovation projects.
3. As a professional architectural firm, and in accordance with California Government Code Section 4526, Johnson Favaro was chosen for its demonstrated competence and professional qualifications.
4. Johnson Favaro also provided the lowest fee of the three firms interviewed, and the costs are commensurate with the proposed scope of work.
5. The references contacted for Johnson Favaro all gave exceptional reviews of their performance.

## **FISCAL IMPACT**

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The total cost of the renovations at the Glendale Central Library Youth Services areas are estimated at \$4,500,000. The remaining funding needed to complete this project has not yet been appropriated. Staff are exploring a variety of options to secure the additional funding.

The Johnson Favaro fee for Architectural/Engineering Services for Glendale Central Library Youth Services Renovation is \$324,000, plus a 10 percent design contingency (\$32,400) for a total not-to-exceed project amount of \$356,400. Partial funding for these services in the amount of \$94,000 is available within the Glendale Central Library Youth Services Renovation Project, 51200-4010-PWD-0020, Project PWD000096N.

For the remainder of the funding, staff has identified \$352,948 available within Project 51318 (Central Library Renovation) to fund a portion of this project. Staff respectfully requests that the City Council approve the Resolution of Appropriation in the amount of \$352,948 to shift budget from 51200-4070-LAC-0020, Project 51318 to 51200-4070-LAC-0020, Project PWD00096BN to help fund the remainder of the design phase of the Glendale Central Library Youth Services Renovation Project.

The breakdown of the design phase of this project, inclusive of the current available budget as well as the Resolution of Appropriation, if approved, is as follows

### **Design Phase Budget:**

Available Budget	\$94,000
Resolution of Appropriation	\$352,948
Total	\$446,948
Expenditures:	
Architect/Engineer Contract	\$324,000
Design Contingency	\$32,400
City Project Management	\$30,000
Plan Check	\$20,000
Total	\$406,400
Unallocated Amount:	\$40,548

## **PROJECT SCHEDULE**

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The design and engineering is anticipated to start in May 2021 and be completed near the end of 2021 calendar year.

## **ENVIRONMENTAL REVIEW**

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The project is Categorically Exempt under the provisions of the California Environmental Quality Act (CEQA) as a Class 1 exemption pursuant to the California Code of Regulations, Title 14, Section 15301.

## **ALTERNATIVES**

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Alternative 1: The City Council may approve a Professional Services Agreement to Johnson Favaro, LLP for the Architectural and Engineering Services for Glendale Central Library Youth Services Renovation in the amount of \$324,000, plus a 10 percent design contingency (\$32,400) for a total not-to-exceed project amount of \$356,400, and reject all other proposals. As well as a Resolution of Appropriation shifting funding in the amount of \$352,948 from the Central Library Renovation Project into the Glendale Central Library Youth Services Renovation Project, to help fund the remainder of the design phase of the project.

Alternative 2: The City Council elects to defer all or part of the improvements at the Central Library Youth Services.

Alternative 3: The City Council may consider any other alternative not proposed by staff.

## **CAMPAIGN DISCLOSURE**

In accordance with the City Campaign Finance Ordinance, the following are the names and business addresses of the members of the board of directors, the chairperson, CEO, COO, CFO, Subcontractors and any person or entity with 10 percent interest or more in the firm proposed for contract in this Agenda Item Report:

Full Name	Title	Business Address	City	State	Zip
Jim Favaro Steve Johnson	Principal Principal	5898 Blackwelder Street 5898 Blackwelder Street	Culver City Culver City	CA CA	90232 90232

## **EXHIBITS**

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Not Applicable.