



## Legislation Details (With Text)

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**On agenda:** 8/28/2014    **Final action:** 8/28/2014  
**Title:** Approve an Agreement with EMG Engineering and Environmental Consulting, of Walnut Creek, California in the amount of \$38,860, with a contingency amount of \$50,000 for a total fee of \$88,860 to conduct the Facilities Condition Assessment (FCA) of the Municipal Service Center (MSC) buildings (Council District 3)  
**Sponsors:** Public Works Department  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 14-242 EMG Agreement.pdf

Date	Ver.	Action By	Action	Result
8/28/2014	1	City Council	adopted	Pass

### REPORT TO THE CITY COUNCIL

**August 28, 2014**

**FROM:** SCOTT L. MOZIER, PE, Director  
Public Works Department

**THROUGH:** ROBERT N. ANDERSEN, PE, Assistant Director  
Public Works Department, Capital Management Division

**BY:** MARK M. JOHNSON, Facilities Manager  
Public Works Department, Facilities Management Division

### SUBJECT

Approve an Agreement with EMG Engineering and Environmental Consulting, of Walnut Creek, California in the amount of \$38,860, with a contingency amount of \$50,000 for a total fee of \$88,860 to conduct the Facilities Condition Assessment (FCA) of the Municipal Service Center (MSC) buildings (Council District 3)

### RECOMMENDATION

Staff recommends that the City Council approve an Agreement with EMG Engineering and Environmental Consulting (EMG), of Walnut Creek, California to conduct the FCA of the MSC

buildings and authorize the Public Works Director or his designee to sign the Agreement on the City of Fresno's behalf.

## **EXECUTIVE SUMMARY**

This agreement will provide for an FCA for the MSC facilities and conduct a full architectural and engineering review of the condition of the facilities. The assessment will include probable construction cost to repair and maintain the facilities to acceptable conditions and a full analysis of remedying any existing deferred maintenance issues. The surveys will include assessments of the buildings, the building systems and major components such as plumbing, mechanical (heating ventilation air conditioning), roofing, fire suppression, lighting and electrical systems within the vicinity of the buildings. The surveys will include a list of maintenance and repair needs and cost estimates for those needs, and the estimates of the lifespan of the said building system. EMG will prepare a final report of the assessment prioritizing the corrective capital expenditures.

## **BACKGROUND**

Staff from the Public Works Department selected EMG in accordance with the City's qualification based selection process, Administrative Order 6-19, to provide professional engineering services to complete the FCA of the MSC. Staff negotiated a fee of \$38,860 for professional services to complete this phase of the assessment. The Agreement also includes an additional \$50,000 (total amount will be \$88,860) contingency to be used for any additional work outside of the existing scope of services, future phases and contingent on the Director's approval as set forth in the executed Agreement. Future phases may include City Hall, City Hall Annex, Convention Center, Chukchansi Park Baseball Stadium, Police Department Headquarters, Fire Department Headquarters and Park Community Centers; and possibly Police Substations, Fire Stations and other City Buildings.

EMG will be conducting an FCA on the MSC buildings, including 19 buildings, 10 shelters, and 5 parking lots, with buildings totaling 218,644 square feet and parking lots totaling 317,800 square feet. EMG will compile an Assessment Report of each facility, prepared in a manner consistent with industry standards which will serve as a guide for future replacement, repairs, and improvements for the City to keep facilities, grounds and infrastructure in proper working condition. EMG will survey and assess all building systems and components to identify deficient conditions and accurately estimate the cost to correct each deficiency. Capital Improvements will be ranked and prioritized for 5, 10 and 20 year budget analysis for planning.

## **ENVIRONMENTAL FINDINGS**

N/A

## **LOCAL PREFERENCE**

Local Preference was taken into consideration in the selection and interview process.

## **FISCAL IMPACT**

Approval of the agreement will have no unexpected fiscal impact. These amounts were included in the Facilities Management FY15 budget appropriations.

Attachment: Agreement with EMG