

STAFF REPORT
City Council Consent Agenda Item

DATE: November 6, 2023

TO: Honorable Mayor and Council Members

FROM: Merritt Perry, City Manager

SUBJECT: **Award Professional Services Contract to Allen Atelier Architects to Design the Repair of the Monday Club Chimney and Approve Supplemental Budget Request**

STAFF RECOMMENDATION:

Authorize the City Manager to negotiate and execute a sole source contract for Professional Services Contract for designing and engineering repairs to the Monday Club Chimney.

EXECUTIVE SUMMARY:

The Monday Club sustained substantial damage from the two earthquakes in December 2022 and January 2023. The City filed a claim with CIRA, the City's risk pool in January of 2023, and on October 11, 2023 received payment of \$56,717.59.

The goal is to have the rebuilt chimney meet acceptable building code standards while maintaining some of the turn-of-the-last-century craftsman-style charm of the Monday Club, before the damage. Staff anticipates replacing the brick chimney with a wood chase and stove pipe for the gas stove that is within the existing fireplace, and placing a brick façade around the chase to look as similar as possible to the previous brick chimney.

While the claim was being processed, staff sought firms to provide design and engineering services to begin repairs to the predominantly damaged chimney, however, we were unable to find a firm to complete the work. Many firms that have worked with the City in the past were unavailable or too busy to complete the work. Due to the scarcity of engineering and construction firms specializing in masonry, it was determined the City would find a qualified contractor to design a façade.

The City of Fortuna municipal code Section 2.50.060 allows for authorization of the hiring of services up to \$10,000 for which standard specifications cannot be drawn, such as architectural services, and to solicit proposals from at least three firms. The City Council is required to approve any contracts over \$10,000.

Proposals were requested from three architectural firms for this project including Allen-Atelier Architects, Garrett McSorley Architects, and Alameida Architects. Only Allen-Atelier Architects chose to submit a proposal and could complete the project and the City Attorney assisted with the development of a contract for the proposed work (see Attachment A). The proposed fee for the work is \$7,500. It is also anticipated that some structural engineering work may be required and is not included in the scope of services and may cost up to \$2,500. Staff would contract for that work separately or issue a contract change order with Allen-Atelier Architects to subcontract for the work.

FINANCIAL IMPACT:

It is anticipated that the cost of the design of the Monday Club Chimney replacement will be approximately \$10,000. The City has received a payment from CIRA, our risk pool for, \$56,717.59 for the damage caused to the Monday Club. If \$10,000 is used for design, \$46,717.69 will remain to fund the construction of the repairs. It is unknown at this time what the cost of the repairs will be.

RECOMMENDED COUNCIL ACTION:

Motion to approve a supplemental budget request and authorize the City Manager to award a contract for professional services to Allen-Atelier Architects for design and engineering services for repairs to the Monday Club Chimney an amount not to exceed \$10,000. Consent Agenda Vote.

ATTACHMENTS:

- Attachment A – Draft Contract
- Attachment B – Supplemental Budget Request