

AGENDA ITEM: _____
DATE: 5/5/2014

**CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION**

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| Date Submitted: 4/17/2014 | Date Requested: 5/5/2014 |
| Type of Action Requested | Subject |
| <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input type="checkbox"/> Public Hearing <input type="checkbox"/> Other | Award a contract for Professional Services to Hughes Associates for Performance Based Design Services |

RECOMMENDATION:

Staff recommends that the Mayor and City Council approve a contract for professional services to Hughes Associates for Performance Based Design Services (Exhibit A) to assist City staff with the review of the building construction drawings for the 1.7 million square foot Phoenix Mart Sourcing Building. Contract amount not to exceed \$64,600.

DISCUSSION:

AZ Sourcing has submitted building construction drawings for the Phoenix Mart Sourcing Building which contains approximately 1.7 million square feet of floor area. Due to the size and lay-out of said building it does not meet standard Building and Fire Code exiting requirements and the applicant is requesting that the City allow them to use alternative design and exiting standards that they contend are as safe as the standard Code requirements. To prove the safety of their building design the architects and fire consultants for the Phoenix Mart project have submitted a Smoke Model Report that models the anticipated air quality and fire behavior conditions that theoretically would occur with a building fire. This model also predicts the amount of time it will take to allow all occupants (22,000+) to exit the building. This performance based design approach is allowed under the alternative means and measures provisions of the Building and Fire Codes.

Due to the size of this building and complexity of the Building and Fire Code compliance issues staff sought assistance from firms that specialize in Performance Based Design and Smoke Control issues. A Request for Qualifications (RFQ) was sent out February 18, 2014 requesting firms to submit their qualifications and experience in performance based design and smoke control systems. Nine (9) firms submitted proposals detailing their qualifications by the March 17th deadline. Hughes Associates were chosen by the Selection Committee on March 24th as the firm staff felt should be awarded the job based upon their experience with performance based design and smoke control systems in buildings of similar size and occupant loads as the Phoenix Mart Sourcing Building.

Staff met with Hughes Associates staff to discuss the specific scope of performance based design and smoke control consulting services that City Building and Fire staff need to assist them in the

review of the construction drawings for the Phoenix Mart Sourcing Building. Following this meeting Hughes Associates has submitted a proposed contract that proposes to provide the desired services for a maximum of \$64,600 (Exhibit B).

FISCAL IMPACT:

The \$64,600 needed for this contract is not included within the FY 13/14 budget for the Planning and Development Department and the expenditure will result in a budget over-run. However, AZ Sourcing has paid the City \$162,500 for the review of the construction drawings for the Phoenix Mart Sourcing Building. This building plan review fee did generate unanticipated revenue that will result in the Planning Department exceeding its FY13/14 revenue projections by approximately \$160,000. Accordingly, staff is proposing to utilize a portion of the \$162,500 plan review fees paid by AZ Sourcing for the Phoenix Mart building to cover the cost of this contract.

Reviewed by
Finance Director: *Doug Sandstrom*

Reviewed by
City Attorney: *Brett Wallace*

ALTERNATIVES:

Deny the request.

Prepared by:

Recommended by:

Approved by:

Paul Tice
Planning & Development Director

Paul Tice
Planning & Development Director

Larry Rains
City Manager