



# ***Atascadero City Council***

## ***Staff Report – Administrative Services Department***

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### **Historic City Hall Architecture and Engineering Services**

#### **RECOMMENDATION:**

Council endorse staff to continue with next phase of architecture and engineering services with Pfeiffer Partners Architects, Inc.

#### **DISCUSSION:**

On May 11, 2004, Council authorized the City Manager to execute a contract with Pfeiffer Partners Architects, Inc. (at that time known as Hardy Holzman Pfeiffer Associates). The contract was for architectural services to repair the Historic City Hall building after the San Simeon Earthquake. A total of seven architecture firms had submitted proposals for that project. Pfeiffer Partners was chosen due to their extensive experience with historic un-reinforced masonry buildings, experience with working with FEMA/OES/SHPO, their proposed approach to the project, their understanding of the project, and demonstrated professional competence.

Restoration of the building to its prior condition occurs in several phases. Pfeiffer Partners completed the first phase by creating the rehabilitation plan. The plan was submitted to FEMA to determine funding eligibility. The next step in the process is to detail the specifics necessary for the actual demolition and repair work to be accomplished. Pfeiffer Partners' approach and costs for this second phase has been documented in the proposal attached to this staff report.

FEMA regulations indicate that architectural services for the quake damaged areas of the building are reimbursable. However, only very minimal funding for these services was included in the Project Worksheet (PW) issued by FEMA. Staff has been advised by State OES that the City may request a "version" of the PW to include all of the costs associated with architecture and engineering. While staff understands these costs to be reimbursable, there is no guarantee that the City will be reimbursed. FEMA regulations are quite complex and are unique for each disaster; and as such, the City will be taking an inherent risk by moving forward.

Although this risk exists, staff recognizes the importance keeping this project moving forward. Council has identified the repair of Historic City Hall as a priority project to the community. Staff believes that regular progress updates are critical to successful completion, and requests endorsement from Council to move forward with phase two of the project, including the extension of the contract with Pfeiffer Partners. No additional funds need be committed. The Redevelopment Agency and the grant from the California Cultural & Historical Endowment (CCHE) will cover the costs of the contract until the reimbursement is received.

**FISCAL IMPACT:**

The fiscal impact is expected to be \$3,911,140 of Redevelopment Agency and CCHE grant funds. These are potentially reimbursable by FEMA and OES.

**ATTACHMENT:**

Pfeiffer Partners Architects, Inc. proposal.