

NOTICE

The Urban Community Development Commission (UCDC) was established by Ordinance August 15, 1975 to function as the governing body of the Community Redevelopment Agency. Its purpose is to aid in planning and implementing projects in the City of Compton. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

URBAN COMMUNITY DEVELOPMENT COMMISSION

AGENDA

Tuesday, April 28, 2009

2:50 PM

WORKSHOP(S)

HEARING(S)

OPENING

ROLL CALL

APPROVAL OF MINUTES

ORAL AND WRITTEN COMMUNICATION

UNFINISHED BUSINESS

NEW BUSINESS

1. A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH BASE ARCHITECTURE TO PROVIDE ARCHITECTURAL ENGINEERING REDESIGN SERVICES FOR A

PROPOSED PARKING STRUCTURE IN THE NORTH DOWNTOWN
COMPTON SPECIFIC PLAN AREA.

AUDIENCE COMMENTS

COMMISSION COMMENTS

ADJOURNMENT

April 28, 2009

TO: CHAIRMAN AND COMMISSIONERS

FROM: EXECUTIVE SECRETARY

SUBJECT: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH BASE ARCHITECTURE TO PROVIDE ARCHITECTURAL ENGINEERING REDESIGN SERVICES FOR A PROPOSED PARKING STRUCTURE IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA.

SUMMARY

This resolution authorizes the Executive Secretary to amend the Agreement with BASE Architecture revising the scope of services to provide for architectural engineering design services for a new mixed use parking structure, extend the term of the Agreement and increase the amount of compensation payable for the revised scope of services in an amount not to exceed \$647,000.

BACKGROUND

On February 20, 2007, the Commission adopted Resolution No. 1,669 that authorized an agreement between the Agency and BASE Architecture to provide architectural engineering design services for the Senior Activity Center. Due to the expansion of the new Martin Luther King Transit Center, Senior Activity Center, and recently added Community Center recently to the project, the original parking structure must be redesigned. Subsequently, BASE Architecture has submitted a proposal to provide professional architecture and engineering services for the design of a new mixed use parking structure that will accommodate adequate parking for all three (3) public facilities.

The new parking structure will be located adjacent to the new MLK Transit Center, the new Senior Activity Center and the Community Center between Willowbrook Avenue and Tamarind Street. The new parking structure will accommodate the park n' ride patrons, visitors of the Community Center and Senior Activity Center, in addition the parking structure will provide parking for the adjoining retail uses.

The parking structure will be approximately 192 feet x 300 feet in size, 4-level structure with 1 level underground. The parking structure will be designed to maximize the number of spaces it contains, which is a total of 520 spaces or currently estimated to be 130 spaces per floor.

STATEMENT OF THE ISSUE

The financial provisions within the original agreement for BASE did not provide the fiscal resources necessary for the firm to redesign the expanded parking structure to accommodate the

#1.

Amendment to Agreement
BASE ARCHITECTURE
APRIL 28, 2009
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additional demand for parking from the additional adjoining public facilities.

The original parking structure design was a two (2) level structure with no underground parking; whereas, the new proposed parking structure is a four-level (with one sub terrain) level. As a result, the redesign of the parking structure due to the demand of the additional facilities located nearby has caused the original engineering estimate for construction to almost double for the parking structure. Therefore, an amendment to the existing agreement with BASE Architecture will allow the architect to continue the engineering design service for the new mixed-use parking structure.

Furthermore, staff did research and determined that the design contingency fees associated for this redesign of this parking structure are consistent with industry standards for the construction of a four-level parking structure with one sub terrain parking level.

FINANCIAL IMPACT

The cost for services will not exceed \$647,000.00. The funds are available in Account No. 4000-80-0000-4269.

RECOMMENDATION

Staff respectfully requests that the Commission adopt this resolution amending the agreement with BASE Architecture.

KOFI SEFA-BOAKYE
DIRECTOR OF REDEVELOPMENT

CHARLES EVANS
EXECUTIVE SECRETARY

RESOLUTION NO. _____

A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH BASE ARCHITECTURE TO PROVIDE ARCHITECTURAL ENGINEERING REDESIGN SERVICES FOR A PROPOSED PARKING STRUCTURE IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA.

WHEREAS, the Community Redevelopment Agency of the City of Compton (the "Agency") is carrying out the Redevelopment Plan for the Compton Redevelopment Project Area, as merged and amended by Ordinance No. 2,114 adopted by the City Council and Commission on November 16, 2004; and

WHEREAS, on February 20, 2007, the Commission adopted Resolution No. 1,669 that authorized an agreement between the Agency and BASE Architecture to provide architectural and engineering design services for the Senior Activity Center; and

WHEREAS, due to the expansion of the new Martin Luther King Transit Center, Senior Activity Center, and Community Center recently added to the project, the original parking structure must be redesigned; and

WHEREAS, the financial provisions under the original Agreement for BASE are not feasible for the redesign and engineering services for the new parking structure; and

WHEREAS, BASE Architecture has submitted a proposal to provide professional architecture and engineering services for the design of a new mixed use parking structure; and

WHEREAS, the cost for services will not exceed \$647,000.00; and

WHEREAS, funds in the amount of \$647,000.00 are available in Account No. 4000-80-0000-4269.

NOW, THEREFORE, THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Urban Community Development Commission hereby authorizes the Executive Secretary to amend the Agreement with BASE Architecture revising the scope of services to provide for architectural engineering redesign services for a new mixed use parking structure, extend the term of the Agreement and increase the amount of compensation payable for the revised scope of services in an amount not to exceed \$647,000.

Section 2. That the Executive Secretary is hereby authorized to execute the necessary agreements upon the advice of the City Attorney, and to sign all purchase orders in connection with the agreement.

Section 3. That funds be taken from the following account:

Account No. 4000-80-0000-4269.

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Section 4. That a certified copy of this resolution shall be filed in the offices of the Executive Secretary, General Counsel City Controller, Community Redevelopment Agency, and Clerk.

Section 5. That the Chairman shall sign and the Clerk shall attest to the adoption of this resolution.

ADOPTED this ____ day of _____, 2009.

**CHAIRMAN OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

ATTEST:

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, Clerk of the Urban Community Development Commission of the City of Compton, hereby certify that the foregoing resolution was adopted by the Commission, signed by the Chairman, and attested by the Clerk at the regular meeting thereof held on the ____ day of _____, 2009.

That said resolution was adopted by the following vote, to wit:

AYES: COMMISSIONERS -
NOES: COMMISSIONERS -
ABSENT: COMMISSIONERS -

**CLERK OF THE URBAN COMMUNITY
DEVELOPMENT COMMISSION**

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Community Redevelopment

RESOLUTION TITLE: A RESOLUTION OF THE URBAN COMMUNITY DEVELOPMENT COMMISSION, ACTING AS THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF COMPTON, AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH BASE ARCHITECTURE TO PROVIDE ARCHITECTURAL ENGINEERING REDESIGN SERVICES FOR A PROPOSED PARKING STRUCTURE IN THE NORTH DOWNTOWN COMPTON SPECIFIC PLAN AREA.

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

