

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of a five-year Professional Services Contract with Nabih Youssef & Associates for structural peer review services, in an amount not to exceed a contract total of \$900,000, plus all applicable taxes.

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Development Services Department

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City Attorney's Office

EXECUTIVE SUMMARY

This Resolution would provide technical expertise to ensure consistent structural engineering peer review of alternative seismic designs for high-rise buildings.

RECOMMENDATION

Move to adopt Resolution No. 9793

BACKGROUND/ANALYSIS

The Development Services Department (DSD) currently has professional services contracts with consulting firms for plan review services in structural, fire protection, geotechnical, building, mechanical and electrical systems. Private consultants are used by DSD to address workload peaks and to provide specialized technical expertise. Consultants provide flexible resource options that are critical to achieving the goal of delivering high-quality, fast, and predictable services.

This contract will allow highly technical structural design peer review of high-rise buildings that exceed 240 feet in height where the building code prescribed lateral structural system requirements for seismic and wind loading are not utilized in the design. The technical term for this type of structural design process is "Performance-Based Design". The volume of commercial high-rise construction projects has made it essential that a pool of qualified structural peer review consultants be available to ensure timely review of permit applications.

DSD published a request-for-qualifications (RFQ), evaluated nine structural engineering firms, and selected the five most qualified firms based on the published selection criteria in the RFQ. The term of the proposed contract is set for a maximum of five years with the not-to-exceed contract amount based on the technical nature of the services and the anticipated need. DSD anticipates the proposed contract amount will be adequate to support the use of outside peer review services for the next three to five years, depending on permit volumes. DSD will evaluate future needs and bring to Council additional contracts if needed for firms that meet qualifications and provide necessary resources.

POLICY & FISCAL IMPACTS

Policy Impact

A lack of available peer review consultants with the highly technical expertise required for high-rise buildings would either slow the permit review process or make it impossible for developers and structural engineers to choose the cost saving benefit of an alternative seismic design for high-rise buildings.

Fiscal Impact

The contracted amount of \$900,000 plus all applicable taxes, for structural peer review is a pass-through cost paid entirely by the developer and there is no anticipated impact to the 2019-2020 budget or to the 2021-2022 budget.

OPTIONS

1. Adopt the Resolution authorizing execution of a five-year Professional Services Contract with Nabih Youssef & Associates for structural peer review services, in an amount not to exceed a contract total of \$900,000, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

Proposed Resolution No. 9793

AVAILABLE IN COUNCIL LIBRARY

Contract