

## REPORT TO REDEVELOPMENT AGENCY

**DATE:** MARCH 11, 2009

**TO:** HONORABLE CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

**FROM:** GREG RAMIREZ, EXECUTIVE DIRECTOR

**BY:** NATHAN HAMBURGER, ASSISTANT EXECUTIVE DIRECTOR

**SUBJECT:** APPROVAL OF AMENDMENT TO THE TWO CONSULTANT SERVICES AGREEMENTS WITH KTG Y GROUP, INC., FOR ARCHITECTURAL AND DESIGN SERVICES RELATED TO PRELIMINARY AFFORDABLE HOUSING PLANS

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As part of the approved Housing Implementation Strategy, the Redevelopment Agency had instructed staff to look at a specific list of viable options, including vacant or underutilized land, to meet the required amount of affordable housing units (workforce housing) that is required under the California Redevelopment Law and in conjunction with the assigned Regional Housing Needs Assessment (RHNA) allotment assigned to the City as a whole. One of the most viable options was to acquire land in strategic locations where the Redevelopment Agency could design and assist in the production of some of the required workforce housing units.

At the City Council/Redevelopment Agency meeting on December 10, 2008 the Agency approved an agreement with KTG Y Group, Inc., to assist staff in completing preliminary designs and other documents that would allow the City to complete the required California Environmental Quality Act (CEQA) review on two potential land acquisitions for affordable housing developments. After further discussions with the architects of KTG Y Group, Inc., and the City's housing consultant, it was determined that it would be appropriate to add a lighting plan analysis, additional photorealistic simulations, and additional renderings to be able to conduct the most thorough environmental review possible for the two proposed sites.

The entire scope of work to be completed by KTG Y Group, Inc., is expected to require approximately six to nine months, which includes an in-house environmental review and compliance with all of the public notices and comment periods as required by CEQA. The addition of these proposed items is not anticipated to extend the established timeframe, as they will be done in conjunction with the existing project tasks.

The additional work, that is being requested by staff, will increase the project budgets, respectively, by \$39,755 for the Driver Avenue site and \$40,445 for the Agoura Road site. The funding available includes Redevelopment Housing Set-Aside Fund, which is anticipated to have approximately \$9.5 million at the end of this current fiscal year (includes housing bond proceeds) and an additional \$2.16 million in the Housing In-Lieu Fund. Staff is recommending

the appropriation of \$80,200 for the additionally proposed services required to complete the preliminary designs from the Redevelopment Housing Set-Aside Fund, which has mandated expenditure requirements to be fulfilled by the Agency. It should be noted that these funds do not affect the General Fund and have restrictions in which the Agency may only use these funds to further affordable housing efforts within the established Redevelopment Project Area.

The Affordable Housing Committee has reviewed this proposal and found it to be consistent with the adopted Housing Implementation Strategy and is recommending the approval of the agreements with KTG Y Group, Inc., and the appropriation necessary to implement the CEQA process on the two properties.

The proposed agreements have been reviewed and approved as to form by the City Attorney.

### **RECOMMENDATION**

It is respectfully recommended the Redevelopment Agency approve the two amendments to the existing agreements with KTG Y Group, Inc., for architectural and design services and appropriate \$80,200 from the Redevelopment Agency's Housing Set-Aside Fund.

Attachments:     A. Addendum to Agreement KTG Y Group, Inc. – 29646 Agoura Road site  
                      B. Addendum to Agreement KTG Y Group, Inc. – 28545 West Driver Road site

KTGY Group, Inc. 310.394.2623  
Architecture+Planning 310.394.2625 fax  
1411 5th Street Ste 300 ktgy.com  
Santa Monica, CA 90401



**ADDENDUM TO CONTRACT**

ADDENDUM NO: One (1) DATE: February 03, 2009  
PROJECT NAME: Agoura Hills – High School Site  
PROJECT NO: 20080623.00  
ORIGINAL CONTRACT DATE: October 16, 2008  
ATTENTION: Nathan Hamburger  
CLIENT ADDRESS: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

**DESCRIPTION OF SERVICES:**

The following tasks shall be performed by KTGY on an hourly basis

1. Additional Rendering (1)	\$ 1,500.00
2. Cross sections, roof plan, line of sight diagram, color and material board	\$ 6,995.00
Sub Total	\$ 8,495.00

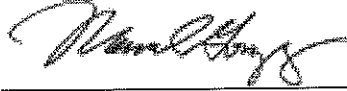
The following tasks shall be performed by consultants on a fixed fee (\*incl. 15% markup):

3. Preliminary Lighting Plans	\$ 4,255.00
Site lighting plan, photometrics, lighting fixture specifications and locations	
4. Photorealistic Simulations (4)	\$35,000.00
5. Monument sign program	\$ 500.00
Sub Total	\$39,755.00*

AUTHORIZED PER: Nathan Hamburger  
TIME OF COMPLETION: December 2009  
COMPENSATION: \$48,250.00\* (Forty Eight Thousand Two Hundred Fifty Dollars)  
\*plus reimbursables

CLIENT SHALL COMPENSATE KTGY GROUP, INC. FOR THE PERFORMANCE OF THE SERVICES DESCRIBED ABOVE. WORK WILL NOT COMMENCE UNTIL THIS APPROVED AUTHORIZATION IS RETURNED TO KTGY GROUP, INC.

KTGY GROUP, INC. ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_

BY: 

BY: \_\_\_\_\_

Finance: KJC

KTGY Group, Inc.  
Architecture+Planning  
1411 5th Street Ste 300  
Santa Monica, CA 90401

310.394.2623  
310.394.2625 fax  
ktgy.com



### ADDENDUM TO CONTRACT

ADDENDUM NO: One (1) DATE: February 03, 2009  
PROJECT NAME: Agoura Hills – Gateway Church Site  
PROJECT NO: 20080744.00  
ORIGINAL CONTRACT DATE: October 16, 2008  
ATTENTION: Nathan Hamburger  
CLIENT ADDRESS: City of Agoura Hills  
30001 Ladyface Court  
Agoura Hills, CA 91301

#### DESCRIPTION OF SERVICES:

The following tasks shall be performed by KTGY on an hourly basis

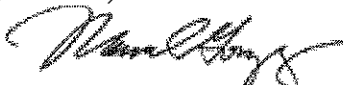
1. Additional Rendering (1)	\$ 1,500.00
2. Cross sections, roof plan, line of sight diagram, color and material board	\$ 8,805.00
Sub Total	\$10,305.00

The following tasks shall be performed by consultants on a fixed fee (\*incl. 15% markup):

3. Preliminary Lighting Plans	\$ 4,945.00
Site lighting plan, photometrics, lighting fixture specifications and locations	
4. Photorealistic Simulations (4)	\$35,000.00
5. Monument sign program	\$ 500.00
Sub Total	\$40,445.00*

AUTHORIZED PER: Nathan Hamburger  
TIME OF COMPLETION: December 2009  
COMPENSATION: \$50,750.00 (Fifty Thousand Seven Hundred Fifty Dollars)  
\*plus reimbursables

CLIENT SHALL COMPENSATE KTGY GROUP, INC. FOR THE PERFORMANCE OF THE SERVICES DESCRIBED ABOVE. WORK WILL NOT COMMENCE UNTIL THIS APPROVED AUTHORIZATION IS RETURNED TO KTGY GROUP, INC.

KTGY GROUP, INC. ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
BY:  BY: \_\_\_\_\_

Finance: KJC