

STAFF REPORT
City of Lancaster, California

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05/12/09
MVB

Date: May 12, 2009

To: Mayor Parris and City Council Members

From: Jason Caudle, Deputy City Manager

Subject: **Contracts with Moule & Polyzoides Architects and Urbanists for Downtown Streetscape Design and Lancaster Museum and Arts Gallery (LMAG) Design**

Recommendation:

Approve the contracts with Moule & Polyzoides Architects and Urbanists for the preliminary design of the Downtown Specific Plan area for a cost of \$167,000, and for the preliminary design of the Lancaster Museum and Arts Gallery (LMAG) for a cost of \$63,000. Authorize the City Manager, or his designee, to sign all documents.

Fiscal Impact:

Sufficient funds are available in Account No. 930-8101-942.

Summary:

Last year the City Council and the Planning Commission approved the Downtown Lancaster Specific Plan which laid the foundation for the necessary changes and improvements to the downtown to impact the visual and economic presence of the area. The document includes discussion of land planning, and architecture design guidelines as well as recommended improvements to the public spaces in the downtown. The agreement between the City and Moule & Polyzoides Architects and Urbanists (M&P) is the first of the necessary improvements and changes needed to improve the downtown. This contract will allow City staff, City Council, and the community to work closely with our design consultants to design the future look and feel of the area.

The preliminary design phase for the Downtown encompasses the entire specific plan area which will provide for a comprehensive and coordinated look for future public and private improvements in the Downtown. The design elements will include architectural façade improvements, lighting, hardscaping, pedestrian improvements, benches and trash cans, traffic flow, roundabout design and landscaping. The program will also look at infrastructure improvements necessary to facilitate new developments and changes to the downtown. The contract specifies a close working relationship with the community, and City Staff to assure consistency with the Specific Plan, as well as consistency with the City's goals, and objectives. Upon completion of the preliminary design City Staff will proceed immediately with construction drawings, and construction of the project. We are proposing in the 09/10 fiscal year a budget for construction of \$8 million.

The other component of this contract includes the preliminary design of the New LMAG, which will provide both internal and external renderings of the future LMAG. It will provide an opportunity for community input and provide two potential renderings to be selected. Staff anticipates a total budget for the project of \$4.5 Million for construction and design. Once completed the LMAG will serve as the new home of the Museum and Art Gallery staff as well. Upon completion of the preliminary design the City will proceed immediately with construction through existing contracts with local developers.

Moule and Polyzoides is an established architectural firm that was established in 1990. The firm has experience working with numerous city projects. Moule and Polyzoides worked on the Downtown Los Angeles Strategic Plan, the Robert Redford Art Gallery and the Getty Center. M & P have won numerous awards, most recently an Outstanding Architecture Award from The Los Angeles Business Journal and have the knowledge and ability to help the City further establish its new brand with an improved downtown and a new look for the LMAG. They have also been on the forefront of the new Urbanist movement, and have worked on many other successful projects. They will be a true asset to the future of our Downtown.