

# Headquarters Complex at Plant No. 1, Project No. P1-128A

Presented By:  
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Director of  
Engineering

Operations  
Committee  
April 7, 2021

Consultant Services Award



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## Project Elements



- Headquarters Building
- Bridge Over Ellis Avenue with Landing on Plant No. 1
- Utilities and Sitework
- Construction Cost Estimate \$103 Million

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# Project Site Development



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# Project Site Development



December 2020



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# Project Schedule

MILESTONE	DATE
Advertise for Bid	January 29, 2021
Bid Opening	April 27, 2021
Board Award	May 26, 2021
Construction NTP	June 24, 2021
Substantial Completion	September 2023
Final Completion	November 2023

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## Construction Management Approach

- OC San CM Approach
  - In-house CM Staffing
  - Industry-specific experience
  - Consistency, control, communication
  
- Considerations
  - Work differs from typical OC San projects
  - Limited OC San availability
  - Building/Code Experience
  - Dedicated team



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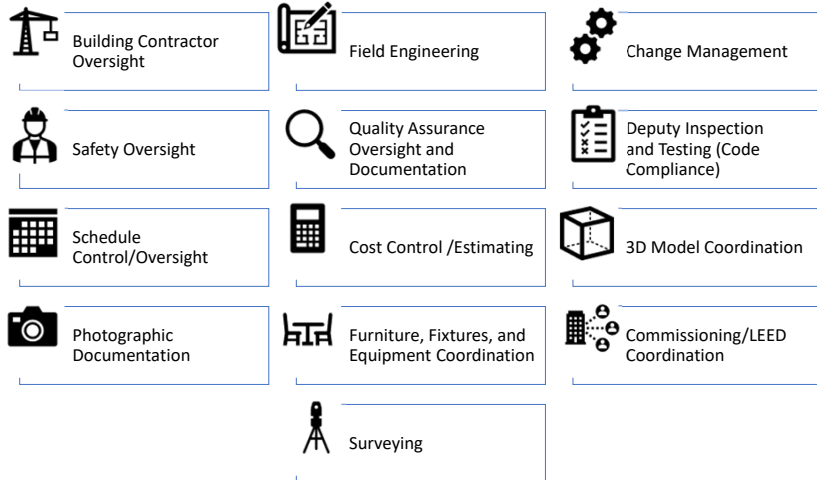
## Third Party Construction Manager

- Originally Jacobs team proposed and presented at March 2019 Headquarters Ad-Hoc Committee Meeting
- Project delays created timing conflicts with the Jacobs Contract
- Revised plan includes a stand-alone contract with a new separate firm



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## Construction Management Scope



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## Selection Process

- Seven proposals received
- Interviews conducted with five firms
- AECOM Technical Services, Inc. selected



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## AECOM Proposal

- Strong Team
- Effective Oversight Plan
- Recent Related Experience
- Team includes 5 subconsultants (49% of Fee)



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## Negotiations

	Original Fee Proposal	Negotiated Fee
Total Hours	29,098	31,537
Total Fees	\$6,180,186	\$6,750,000

Major refinements to reduce risks

- Greater allowance for change order cost estimating
- Furnishings, fixtures, and equipment oversight and coordination
- Added 3-D Modeling (BIM) coordination
- Added mass timber quality assurance – Subconsultant allowance and more experienced inspection oversight.

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## Recommendation: Consultant Services


Recommend to the Board of Directors to:

- Approve a Professional Services Agreement with AECOM Technical Services, Inc. to provide construction management, testing, and inspection services for Headquarters Complex at Plant No. 1, Project No. P1-128A, for an amount not to exceed \$6,750,000; and
- Approve a contingency of \$675,000 (10%).

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Questions



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