



Agenda Report

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SUBJECT:

HEADQUARTERS COMPLEX AT PLANT NO. 1, CONTRACT NO. P1-128A

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION: Recommend to the Board of Directors to:

- A. Approve a Professional Construction Services Agreement with HDR Engineering, Inc. to provide construction support services for Headquarters Complex at Plant No. 1, Contract No. P1-128A, for an amount not to exceed \$4,900,000; and
- B. Approve a contingency of \$490,000 (10%).

BACKGROUND

HDR Engineering, Inc. was selected as part of a competitive, qualifications-based solicitation process to design Headquarters Complex, Project No. P1-128. At the time of the solicitation, the Orange County Sanitation District (OC San) documented its intent to award a subsequent agreement to the design consultant for continuation of engineering services during construction.

This project will construct a new three-story, 110,000 square foot office building on the north side of Ellis Avenue to house administrative, engineering, resource protection, and environmental compliance staff. The work includes new parking and a pedestrian bridge connecting the building to Plant No. 1.

RELEVANT STANDARDS

- Comply with California Government Code §4526: engage the best qualified firm “on the basis of demonstrated competence and qualifications” and “negotiate fair and reasonable fees”
- Provide a safe and collegial workplace

PROBLEM

This project requires the design consultant to provide as-needed services during construction including submittal review, responding to the Contractor’s requests for information, reviewing construction change orders, building commissioning, participating in meetings, attending site visits, and preparing record drawings.

PROPOSED SOLUTION

Award a Professional Construction Support Services Agreement with the design consultant HDR Engineering, Inc., to provide engineering support services during construction.

TIMING CONCERNS

Engineering support services will be required at the start of construction. Construction is anticipated to start in June 2021.

RAMIFICATIONS OF NOT TAKING ACTION

The engineering support services needed to facilitate and review construction activities would not be available by the Engineer of Record, which may negatively impact construction execution.

PRIOR COMMITTEE/BOARD ACTIONS

June 2016 - Approved a Professional Design Services Agreement with HDR Engineering, Inc. to provide architectural and engineering design services for the Headquarters Complex, Site and Security, and Entrance Realignment Program, Project No. P1-128, for an amount not to exceed \$11,785,709; and approved a contingency of \$1,178,571 (10%).

ADDITIONAL INFORMATION

HDR Engineering, Inc. has successfully furnished engineering services for the design of this project and their support services during construction will provide continuity through the completion of the project.

Staff negotiated with HDR Engineering, Inc. for these support services in accordance with OC San's adopted policies and procedures. A review of the proposed price was conducted using estimated quantities of requests for information, submittals, meetings, site visits, change order review, and design revisions, as well as the level of effort for preparing record drawings. Based on this review, staff determined the negotiated fee to be fair and reasonable for these services.

CEQA

The project is included in the Addendum to the City of Fountain Valley "Fountain Valley Crossings Specific Plan" Program Environmental Impact Report, State Clearinghouse No. 2015101042.

FINANCIAL CONSIDERATIONS

This request complies with authority levels of OC San's Purchasing Ordinance. This item has been budgeted (Adopted Budget, Fiscal Years 2020-2021 and 2021-22, Section 8, Page 58, Headquarters Complex, Project No. P1-128) and the budget is sufficient for the recommended action.

ATTACHMENT

The following attachment(s) may be viewed on-line at the OC San website (www.ocsan.gov) with the complete agenda package:

- Professional Construction Services Agreement

TG:dm