

Agenda Report

File #: 2020-1108, **Version:** 1

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SUBJECT:

HEADQUARTERS COMPLEX SITE PREPARATION, PROJECT NO. P1-128C

GENERAL MANAGER'S RECOMMENDATION

RECOMMENDATION:

- A. Approve a Professional Construction Services Agreement with HDR, Inc. to provide construction support services for Headquarters Complex Site Preparation, Project No. P1-128C, for a total amount not to exceed \$178,000; and
- B. Approve a contingency of \$17,800 (10%).

BACKGROUND

The Orange County Sanitation District (Sanitation District) is replacing the existing Administration Building and other buildings at Plant No. 1 with a new Headquarters Building north of Ellis Avenue across from Plant No. 1.

RELEVANT STANDARDS

- Ensure the public's money is wisely spent
- Comply with California Government Code Section 4526 to engage the best qualified firm "on the basis of demonstrated competence and qualifications" and negotiate fair and reasonable fees"

PROBLEM

Existing buildings on the site north of Ellis Avenue need to be demolished for construction of the Headquarters Complex. The main construction project will take longer to complete if these buildings are not demolished in advance.

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

PROPOSED SOLUTION

Award a Professional Construction Services Agreement for Headquarters Complex Site Preparation, Project No. P1-128C, with the design consultant HDR, Inc.

TIMING CONCERNS

Engineering support services will be required at the start of construction. Construction is anticipated to start in July 2020.

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 the contract execution.

PRIOR COMMITTEE/BOARD ACTIONS

June 2016 - Approved a Professional Design Services Agreement with HDR, Inc. to provide engineering design services for the 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, 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, Inc. for these support services in accordance with the Sanitation District'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

On January 23, 2018, the City of Fountain Valley certified the Program Environmental Impact Report for the Fountain Valley Crossings Specific Plan (State Clearinghouse No. 2015101042) that evaluated the total buildout of the Specific Plan area with a goal of revitalizing the existing light industrial use.

Following that, the Sanitation District prepared an Initial Study/Addendum for the Administrative Headquarters Building, Project No. P1-128, dated December 2019, to the City's Program Environmental Impact Report. The addendum concluded that no further environmental review was required. (Public Resources Code Section 21166; CEQA Guidelines Sections 15162 and 15164.)

A Notice of Determination will be filed with the Orange County Clerk-Recorder after the Sanitation District Board approval of the construction contract for the Headquarters Complex Site Preparation, Project No. P1-128C.

FINANCIAL CONSIDERATIONS

This request complies with authority levels of the Sanitation District's Purchasing Ordinance. This item has been budgeted (FY 2019-20 Budget Update, Appendix A, Page A-8, Headquarters Complex, Project No. P1-128) and the budget is sufficient for this action.

ATTACHMENT

The following attachment(s) may be viewed on-line at the OCSD website (www.ocsd.com) with the complete agenda package:

- Professional Construction Services Agreement

TG:dm:gc