



Meeting Date: 9/25/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Lou Balderrama, City Engineer

Agenda Item No. I-8

Reviewed By: City Manager [Signature]

City Attorney [Signature]

Finance [Signature]

Public Works [Signature]

**DATE:** August 20, 2007

**TO:** City Council

**FROM:** Lou Balderrama, City Engineer, Public Works Department

**SUBJECT:** Project Specification PW 07-01 - Blending Station No. 1 South Yard Administration Building Improvement

**RECOMMENDATION**

That City Council approve Project Specification PW 07-01 for the Blending Station No. 1 South Yard Administration Building Improvement Project at 251 South Hayes Avenue.

**DISCUSSION**

The City water yard, whose main gate is located at 251 South Hayes Avenue, is made-up of two parcels, separated by the Third Street Bridge flyover (see Attachment 1). When combined the water yard encompasses about 5.30 total acres. The north yard parcel is bound by Second Street, Hayes Avenue, Union Pacific Railroad, and the Third Street Bridge along the south edge. The south yard (230 East Third Street) parcel was acquired in 2003, and is framed by East Third Street (adjacent to the Third Street bridge), Workrite, and Union Pacific Railroad right-of-way along the west and south parcel edges. The South Yard Administration Building Improvement Project is located along the westerly edge of the south yard parcel, and is consistent with the City's adopted Blending Station No. 1 Master Space Plan.

The Planning Commission adopted the Master Plan on October 7, 2004, under Resolution No. 2004-68. The resolution approved PZ 04-500-21, Special Use Permit for improvements to the existing City Water Yard in the M-1 Light Manufacturing Zone. The adopted master plan provides conditions of approval for various improvements, some of which have already been constructed, including, but not necessarily limited to; the GREAT Program Desalter, Wellfield No. 2 - Power Building #2, Fluoridation Facility, Materials Storage Bin, Multi-purpose Training Facility, ADA/Energy Efficiency Improvements Project, and Chloramination Disinfection Facility.

Since 1999, about two-thirds of the master planned improvements have already been completed. The remaining work includes the South Yard Administration Building Improvement Project (contained herein), South Yard Covered Parking Island and Wash Rack Facility, and final phase South Yard

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Landscape and Landscape Irrigation Project. Funding for the remaining master planned projects is available.

As was previously stated, construction at the Water Yard has been ongoing since 1999. Much of the work has been phased in order to avoid interference with routine operations and maintenance activities. The imminent completion of the GREAT Program Desalter and Fluoridation Facility will essentially complete the planned improvements for what is commonly referred to as the north yard. When completed, the north yard will house the Water Resources Division's administration and water treatment operations and core business functions. The south yard was master planned to serve as the centralized location for the Water Resources Division's field based operation & maintenance personnel, equipment, materials, and workflow/dispatch functions.

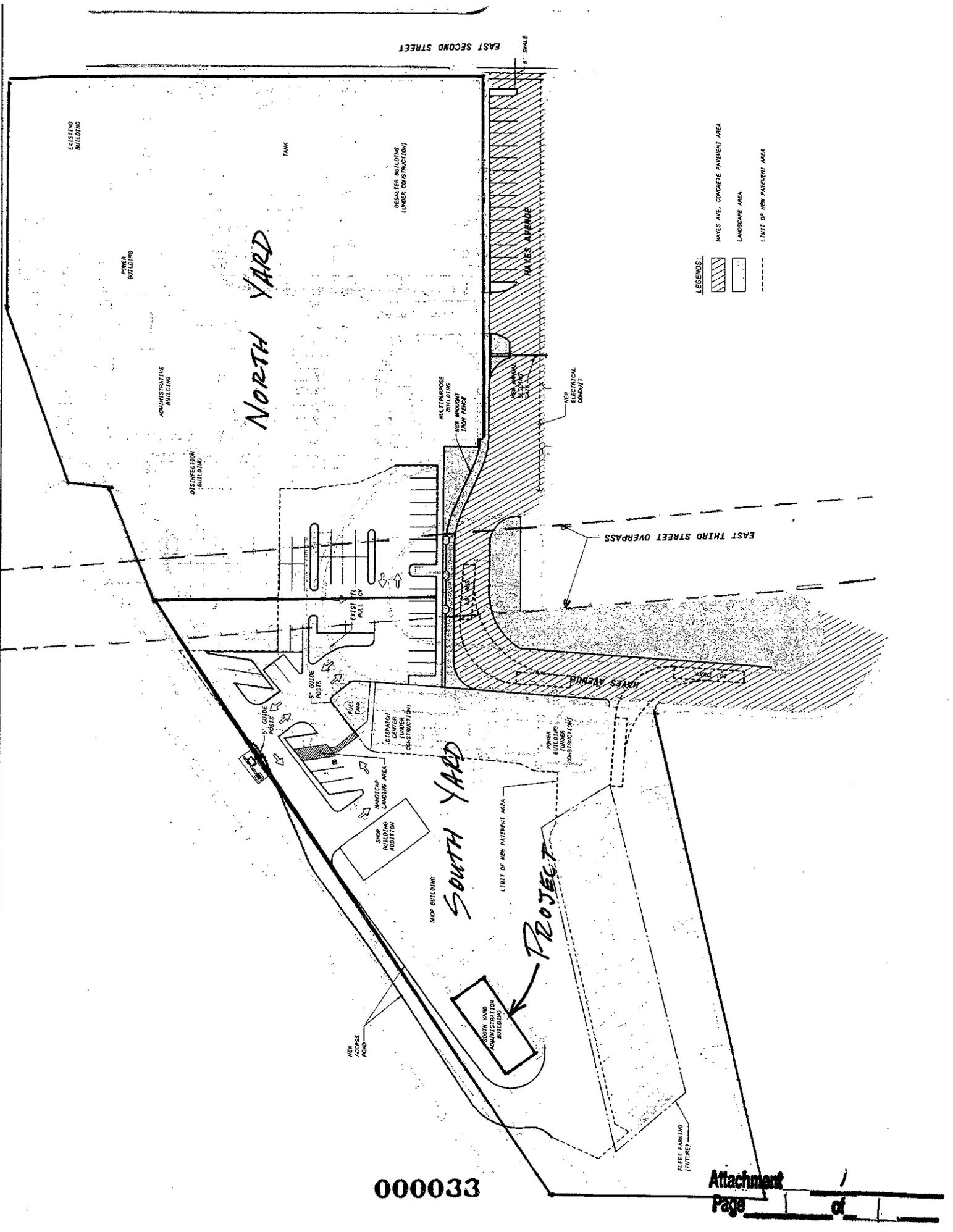
The goal of the South Yard Administration Building Improvement Project is to remodel the interior of the existing 1,700 square-foot south yard administration building in order to conform with current American with Disabilities Act requirements, install a Uniform Fire Code compliant fire sprinkler system, reconstruct and reallocate office and conference space, and construct a separate men's and women's shower/locker facility. The buildings existing restrooms do not meet current ADA regulations, and adequate shower and locker facilities are completely lacking. The office layout is also inefficient and wastes considerable space. The remodeled facility is consistent with the Blending Station No. 1 Master Space Plan and will meet or exceed all current applicable design and operational standards, and will advance the plans of the Water Resources Division's centralization and consolidation efforts. Construction is slated to commence in late November and should be completed by July 2008.

## **FINANCIAL IMPACT**

There are sufficient funds to proceed with this important project in Account No. 601-6539-821-8208 (project no. 066001). The South Yard Administration Building Improvement Project was included and fully described in the 2006 Project description under the City of Oxnard Financing Authority Water Revenue Project Bonds Series 2006 official statement document. The engineers' opinion of probable construction cost is about \$845,000.

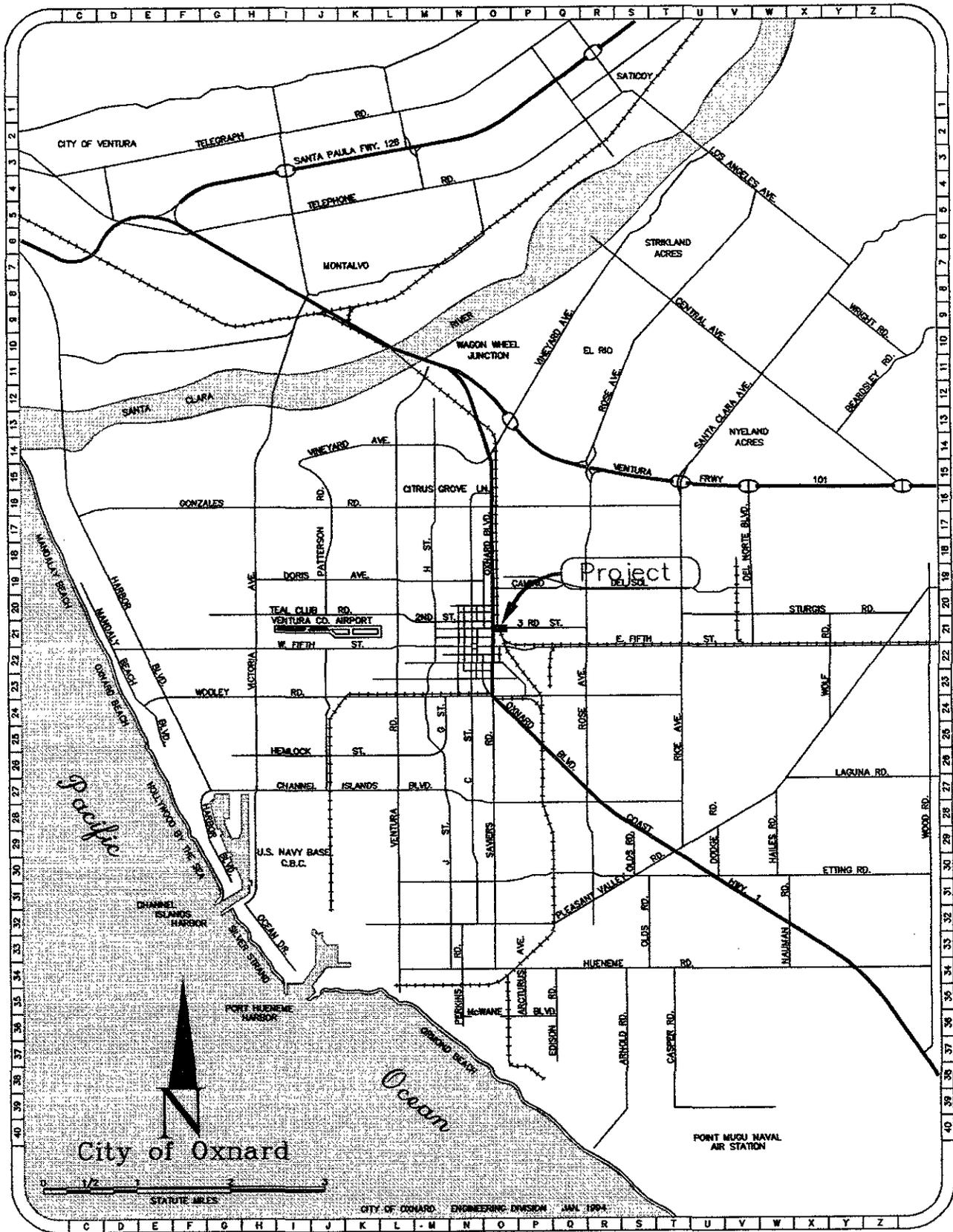
- Attachment 1 – City Water Yard Site Plan
- Attachment 2 – Project Location Map
- Attachment 3 – Construction Cost Estimate

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# PW 07-01 Blending Station No. 1 South Yard Administration Building Improvements



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**CITY OF OXNARD  
CAPITAL IMPROVEMENT PROJECT ESTIMATE**

Project Title: Blending Station No. 1 South Yard Specification No. PW 07-01  
Administration Building Improvements  
 Account No: 601-6531-821 Project Manager: Lou Balderrama  
 Project No: 016002

	Original Estimate Amount	Revised Estimate Amount	Actual Cost
<b>I. EXTERNAL SERVICES</b>			
A. Architectural/Engineering (8201)			
1. Preliminary Feasibility			
2. Design or Construction			
3. Specification/Cost Estimate			
B. Planning/EIR Services (8206)			
C. Real Estate Services (8207)			
D. Construction Services (8208)			
1. Survey			
2. Soils Analysis			
3. Inspection	500.00		
4. Testing	2,500.00		
5. Atlas Fees	100.00		
6. Plans and Records	200.00		
7. Misc. (postage, reproduction, etc.)	600.00		
Total External Services	3,900.00		
<b>II. INTERNAL SERVICES/PROJECT NO:</b>			
A. Design Engineering (8451)	5,000.00		
B. Inspection (8451)	10,477.94		
C. Survey (8451)	1,000.00		
D. Contract Administration (8451)	8,312.50		
E. Contract Procurement (8451)	4,000.00		
Total Internal Services	28,790.44		
<b>III. CONSTRUCTION/ACQUISITION</b>			
A. Land, Easement and Right-of-Way (8601)			
B. Buildings (8602/8603)	712,500.00		
C. Improvements other than Buildings (8604/8605)			
D. Machinery/Equipment (8606/8607)			
Total Construction/Acquisition	712,500.00		
<b>IV. OTHER PROJECT COSTS</b>			
A. Project Contingencies (8802)	85,500.00		
B. Indirect Charges-Finance@2%	14,250.00		
Total Other Costs	99,750.00		
<b>Project Total</b>	<b>844,940.44</b>		
<hr/>			
Total Appropriation			
Less: Encumbrances & Expenditures			
Balance Available			

Prepared by: [Signature] Approved by: \_\_\_\_\_  
 Date: \_\_\_\_\_ Date: \_\_\_\_\_

NOTICE: Approval of this estimate authorizes the transfer of the amount shown in item II-E from the project account to PW/Contract Procurement Account No.101-3201-803-8451 when bid solicitation services begin and the amount shown in item II-D which will be based upon the national average chart for Contract Administration that is based upon a sliding percentage of the contract amount and the contingencies.

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