Meeting Date: 07/13/10

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	■ Report
☐ Res. No(s). _____	☐ Public Hearing (Info/consent)
☐ Other _____	☐ Other _____

I-14

Prepared By: Anthony Emmert Agenda Item No.

Reviewed By: City Manager City Attorney SMF Finance Public Works

DATE: July 2, 2010

TO: City Council

FROM: Mark Norris, Assistant Public Works Director
Public Works Department

SUBJECT: **Second Amendment to Agreement with CH2M Hill, Inc. for the Advanced Water Purification Facility (AWPF) Administration Building Re-Design.**

RECOMMENDATION

That City Council approve and authorize the Mayor to execute the second amendment to the agreement with CH2M Hill, Inc. (Agreement No. A-6841) to increase the amount by $445,534 for a total of $9,219,830 for the redesign of the Administration Building and foundation analysis.

DISCUSSION

The $52.6M McCarthy Construction Company contract to construct AWPF includes Bid Item #3 of $5.145M to construct a two story 13,187 total square foot Administration Building.

Prior to releasing the project for bidding, City management and City staff recognized this portion of the project had grown in scope well beyond its cost-to-benefit proportion. In light of the need to meet grant funding timelines and realizing staff would be able refine the cost-to-benefit proportions while under contract. the team released the project to bid with the building isolated by Bid Item to identify its true fair market hard cost.

Since the award, which included the entire scope as designed, City staff froze development of the Administration Building portion of the project beyond basic earthwork. Preliminary design development and budget forecasts now indicate probable cost savings, without reduction in building function and intent of services, of $1.8 – 2.2M.

The two level building has been reduced to a single level concept with 7,858 square feet of total area, without eliminating any of the actual building program. Excessive deck and circulation areas have been reduced, excessive building facade elements have been minimized, and elements only necessary due to having two levels (e.g. elevator, janitor closets, storage rooms, etc) have of course been

eliminated. In addition, the structural frame has been simplified to render a far more efficient foundation system offering a significant value savings.

Amendment No.2 to Agreement No. A-6841with CH2M Hill Inc. includes additional scope of work. In order to move forward and remain on the necessary timeline for the Administration Building foundation start of work on or about August 1, 2010, City staff recommends approval of the attached CH2M Hill Contract Amendment as follows:

Services for Design Development - $423,178:

The scope includes work to be done by CH2M HILL to develop a revised conceptual design for the administration building and to provide a revised foundation structural design. The intent of this preliminary design is to provide an architectural layout of building spaces and interior and exterior walls, exterior elevations, and a site rendering showing the revised administration building. Also this work will include design criteria for plumbing, HVAC, fire protection, electrical design, SCADA system and LEED certification requirements.

Services for Foundation Analysis - $22,356:

The scope includes an alternative foundation design to assist the City in changing the Administration design concept.

FINANCIAL IMPACT

In order to move forward and remain on the necessary timeline for the Administration Building foundation start of work on or about August 1, 2010, City staff recommends approval of the attached CH2M Hill Contract Amendment to provide design development services in the amount of $445,534. This contract amendment additive cost factor is one line item in the total net cost savings discussed above. The cost of this Second Amendment is $445,534, bringing the total cost of the agreement to $9,219,830. Funds are available in Project No. 066010, Account No. 609-6553-821-8209 to cover these costs.

Attachment #1 - Second Amendment to Agreement No. A-6841

Agreement No. A-6841

SECOND AMENDMENT TO AGREEMENT FOR CONSULTING SERVICES

This Second Amendment ("Second Amendment") to the Agreement for Consulting Services ("Agreement") is made and entered into in the County of Ventura, State of California, this 13th day of July, 2010, by and between the City of Oxnard, a municipal corporation ("City"), and CH2M Hill, Inc. ("Consultant"). This Second Amendment amends the Agreement entered into on March 7, 2007, by City and Consultant. The Agreement previously has been amended on September 9, 2008.

City and Consultant agree as follows:

1. In Section 14a of the Agreement, the figure "$8,774,296" is deleted and replaced with the figure "$9,219,830."

2. Exhibit A1 of the Agreement Scope of Services is supplemented by Exhibit A2, attached hereto, and incorporated herein by reference.

3. As so amended, the Agreement remains in full force and effect.

CITY OF OXNARD

Dr. Thomas E. Holden, Mayor

CONSULTANT

Terry L. Foreman, Vice President
CH2M Hill, Inc

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO INSURANCE:

James Cameron, Risk Manager

APPROVED AS TO CONTENT:

Rob Roshanian, Interim Public Works Director

APPROVED AS TO FORM

Alan Holmberg, City Attorney

FOR

Mark Norris, Project Manager

Attachment No. 1
Page 1 of 5

EXHIBIT A2
City of Oxnard AWPF
Administration Building Modifications Conceptual
Design Contract Amendment

The City of Oxnard AWPF (Advanced Water Treatment Facility) was designed by CH2M HILL and is currently being constructed by McCarthy Building Co., Inc., with construction started in January 2010. The AWPF includes advanced water treatment process facilities, an administration building, and demonstration wetlands.

Background

Based on a meeting held on April 14, 2010, the City of Oxnard has requested that CH2M HILL provide a scope and budget for revising the administration building design for a single level administration building, with the following criteria:

- Interior spaces modified based on the revised single level layout
- Foundation modified to a slab on grade foundation for the single level structure, with the wetlands moved away from the facility based on the revised foundation layout meetings
- Incorporate a small auditorium into the single level building, similar in size to that currently on the second floor
- The single level structure will not be designed for a future second level
- The wetlands configuration and access to the administration building across the wetlands will be revised to move the wetlands away from the building based on the current revised layouts.
- Site civil and landscaping modifications as required for the revised administration building and wetlands layouts.
- The building materials and building style should be similar to that of the process facilities so this building will blend in appearance with the other facilities on site, but will be provided with features to enhance the exterior appearance over that of the process facilities.

CH2M HILL will provide wetlands, civil, architectural, and structural modifications for the single level administration building with the revised slab on grade foundation. CH2M HILL will revise the overall LEED information to incorporate the administration building and site changes.

CH2M HILL will complete the wetlands, civil, architectural, and structural design modifications for the single level administration building by December 31, 2010. Project delays beyond CH2M HILL's control may require additional scope and fee amendments to this Agreement.

CH2M HILL anticipates that the level of effort associated with project management and plan check reviews will not exceed 375 hours. CH2M HILL will inform the City when 75 percent of the hours are expended so that a mutually agreeable plan can be developed to complete the work for the budget. If the level-of-effort exceeds 375 hours due to circumstances beyond CH2M HILL's control, additional scope and fee amendments may be required.

McCarthy will do the administration building design modifications required for HVAC, fire protection, plumbing, electrical, SCADA, and complete any LEED certification templates and verification of LEED points for these disciplines. McCarthy will provide stamped engineering drawings and specifications for HVAC, fire protection, plumbing, SCADA, and electrical systems for plan check review, respond to plan check comments, and incorporate modifications as required by plan check.

Task 1- Administration Building Predesign and Foundation Redesign

This scope includes a description of work to be done by CH2M HILL to develop a revised conceptual design for the administration building and to provide a revised foundation structural design.

The intent of this preliminary design is to provide an architectural layout of building spaces and interior and exterior walls, exterior elevations, and a site rendering showing the revised administration building. This information will be provided for Planning Commission review. This scope of work includes attending one meeting with the Planning Commission and responding to Planning Commission comments on the architectural elevations and rendering.

CH2M HILL will develop HVAC, plumbing, electrical, fire protection, and LEED design memoranda to provide design criteria and guidelines for McCarthy's use in developing final designs for these disciplines.

CH2M HILL will conduct a meeting with McCarthy to review design layouts, criteria, guidelines and considerations for the HVAC, plumbing, electrical, fire protection, and LEED design.

The preliminary design will also include CH2M HILL developing a revised 100% foundation design and revised structural foundation calculations for an early construction package. This foundation package will be provided to plan check for review. After receiving plan check responses, the foundation package will be finalized and provided to McCarthy for incorporating into the project as a change order.

The preliminary design to be developed by CH2M HILL will include the following:

- One Architectural conceptual plan showing locations of interior spaces, including the ground level administration building spaces currently shown and a small auditorium.
- Architectural exterior elevations of the building for the proposed conceptual design
- One site rendering showing the revised administration building concept on the project site. This rendering will use the preliminary concept developed for the single level administration building.
- Plumbing design criteria memorandum
- HVAC design criteria memorandum
- Fire protection design memorandum
- Electrical design criteria memorandum
- SCADA system design criteria memorandum
- LEED certification requirements memorandum (This would include identifying LEED credits that are to be targeted to be consistent with the rest of the project)

Deliverables

- Preliminary architectural floor plan and exterior elevation drawings – 1 half size set and a disc with electronic pdf files of drawings
- One architectural site rendering showing revised Administration Building – One 22 x 34 rendering, one 11 x 17 rendering, and one disc with the pdf file of rendering
- Design criteria memorandum for Administration Building HVAC, plumbing, electrical, fire protection, SCADA, and LEED requirements – One hard copy and one disc with pdf files

- Stamped structural foundation design drawings for the revised foundation design and structural calculations to be submitted for plan check – One 11 x 17 set of drawings, structural foundation calculations
- 100% structural foundation design drawings with plan check comments incorporated – One 11 x 17 set of drawings and one disc with pdf files of drawings

Task 2 – Final Design

CH2M HILL will develop final design drawings for the revised administration building and associated site modifications including drawings and specifications modifications as needed for architectural, structural, site civil, wetlands, and landscaping.

The modified drawings and specs will be stamped and provided to plan check for review. Plan check comments will be incorporated, with final drawings provided to plan check for review.

This scope of work includes one meeting with the City to review the City's comments and one meeting with plan check officials to review their comments. This scope is based on receiving all the plan check comments as a single package.

This scope does not include developing construction cost estimates. Construction costs will be developed by McCarthy.

Following the administration building final design, CH2M HILL will do the following:

- Revise campus wide LEED templates and supporting documentation to reflect the new administration building design.
- In light of the fact that the City has retained McCarthy for design of the HVAC, plumbing, electrical and fire protection, CH2M HILL will conduct up to three meetings with McCarthy to coordinate the aforementioned design elements as well as LEED design requirements.
- CH2M HILL's work does not include oversight or management of the work done by McCarthy.

Deliverables

- For plan check - One hard copy of 11 x 17 drawings, specifications, and design details and one disc with pdf files for the revised Administration Building architectural, structural, and site modifications including the following: Administration Building structural and architectural drawings for single level structure, structural calculations, civil, landscaping, wetlands, and bridge drawings and specifications modifications required for revised Administration Building.

- 100% Administration Building, with plan check revisions incorporated- One hard copy of 11 x 17 drawings, specifications, and design details and one disc with pdf files for the revised Administration Building architectural, structural and site modifications – including the following: Administration Building structural and architectural drawings for single level structure, civil, landscaping, wetlands, and bridge drawings and specifications modifications required for revised Administration Building.

Work by McCarthy

The following activities are not included in CH2M HILL's design scope and will be the responsibility of McCarthy

- Develop the administration building final HVAC, plumbing, fire protection and sprinkler system, electrical lighting, instrumentation and control systems, power, building network, communication, audio-visual, phone, and security system final stamped design drawings, specifications, details, and circuits and raceways schedules required for building permitting and for final construction of the single level administration building.
- HVAC equipment and duct layout, detailed heating and cooling loads, HVAC Equipment Schedules, Air Flow Schematics, Sequences of Operation
- Participation in coordination meetings with CH2M HILL
- Plumbing fixture and piping layout, plumbing riser or schematic diagram, roof drain and overflow drain layout, floor drain locations
- Fire protection design
- CA Title 24 paperwork, added or modified from the paperwork produced by CH2M HILL during the initial design phase.
- All revisions of program documentation required by the Savings By Design program for re-submittal to Southern California Edison.
- All revisions to electrical and building mechanical system as required to accommodate the larger number of people on the lower level of this facility, such as an increased number of restrooms.
- All calculations and design work required to redesign the plumbing ,HVAC, electrical, and fire protection systems
- Attend meetings and workshops as required with plan check agencies, provide responses to plan check comments, and incorporate comments, as required by review agencies.
- Ensure construction documents for revised administration building modifications incorporate LEED requirements to meet previously established LEED requirements complying with the City's goals for LEED certification.
- Provide revised LEED calculations and submittal information including energy simulation modeling,, and lighting and daylighting modeling to meet LEED requirements. All information required by CH2M HILL to revise LEED templates due to building systems modifications.
- Revisions as required to tie-in to site utilities currently shown on site drawings and adjacent facility drawings
- Coordination of final SCADA component layouts with ProUsys.
- Make modifications of routing for I&C and all other wiring to the SCADA and Network Room required due to moving room locations. Due to the critical timing of this room operating well in advance of the milestone for producing water, this room completion along with its wiring would need to be an early milestone item in this facility.