
SOUTH COAST WATER DISTRICT STAFF REPORT



Meeting Date: April 9, 2015

Budgeted: Yes

Budgeted Amount: \$2,500,000

Funding Source: Reserves

Project#/Account #: 13465

To: Board of Directors

From: Andrew Brunhart

Briefer: Andrew Brunhart

**Subject: BOAT STORAGE/RECREATIONAL VEHICLE STORAGE AREA
CONSULTING AGREEMENT AMENDMENT 2**

SUMMARY

The District awarded a Consulting Services Contract to Tetra Tech for design and permitting work for boat and recreational vehicle (RV) storage on the San Juan Creek property. Changes from the negotiated scope of work for permitting, and modifications to nearly completed designs to provide for more efficient operation of the storage areas and reduce construction cost, are needed.

RECOMMENDED ACTION

The Board of Directors authorize the General Manager to award an amendment to the Consulting Services Agreement with Tetra Tech in the amount of \$71,747 for additional engineering and permitting services related to the Boat and RV Storage project.

BACKGROUND/ANALYSIS

During pre-award discussions, staff indicated to Tetra Tech that Conditional Use Permitting (CUP) with the City of Dana Point for Lots A and B on the San Juan Creek property would not be required. As a result, Tetra Tech did not include such effort in their final Proposal, which was the basis of award. Subsequently, CUPs were required. Tetra Tech expended effort related to the CUP for Lot A including the original application and several modifications requested by the City of Dana Point. Additionally, a CUP will be required for Lot B.

Upon commencing negotiations with the prospective Manager of the Boat and RV Storage area on the San Juan Creek Property, the District engaged in lot layout discussions, which revealed potential efficiencies to be gained. Additionally, District staff held a workshop with Tetra Tech wherein changes to the designs of Lot A and Lot B were discussed including Lot B cost reduction alternatives. The District asked Tetra Tech for a Proposal to incorporate these changes.

The additional and/or changed work is specifically identified within Attachment 1, totals \$71,747, and is summarized as follows:

| | |
|--|----------|
| Conditional Use Permit Lot A | \$26,203 |
| Conditional Use Permit Lot B | \$12,518 |
| Lot A Design Modifications | \$ 2,134 |
| <ul style="list-style-type: none"> Delete arm gates and incorporate sliding gate at single renter access entrance | |
| Lot B Design Changes | \$30,892 |
| <ul style="list-style-type: none"> Delete arm gates and incorporate sliding gate at single renter access entrance Delete access road improvements and utility extensions beyond the renter access entrance Pave only a ~210 foot wide section of Lot B with the remainder gravel matching Lot A Reconfigure Lot B entrance, wash station, waste disposal site, and lighting Design new access ramp between Lots A and B for Operator-only use in parking/retrieving boats and RVs. Revise permit applications already submitted to contain these revisions | |

It is noted the overall revisions to Lot B reduce the estimate construction cost from approximately \$3.8M to \$2.3M. The total labor-hours within Tetra Tech’s Proposal are reasonable and the labor rates are the same as proposed in the basic consulting agreement. Revised total design and permitting efforts are indicated in Table 1.

**Table 1
Boat and RV Storage
Professional Services Costs**

| Item Description | Cost |
|-------------------|------------------|
| Basic Agreement | \$324,394 |
| Amendment 1* | \$19,507 |
| Amendment 2 | \$71,747 |
| Total Cost | \$415,648 |

* Amendment 1 included a Sea Level Rise analysis per California Coastal Commission staff’s request and R-Value testing/analysis of stockpile on Lot A, which verified that the entire stockpile could be spread on Lot A eliminating cost to haul off-site.

PRIOR RELEVANT BOARD ACTION(S)

3/4/2014 - Authorized executing a Consulting Services Agreement with Tetra Tech in the amount not-to-exceed \$324,294 for design and permitting services associated with the development of a Boat and RV Storage Area on the San Juan Creek property