



Agenda Item

300 E. Chapman Avenue
Orange, CA 92866

City Council

Item #: 3.9.

4/13/2021

File #: 21-0162

TO: Honorable Mayor and Members of the City Council

THRU: Rick Otto, City Manager

FROM: Christopher Cash, Public Works Director

1. SUBJECT

Agreement with Gillis & Panichapan Architects, Inc. for Architectural and Engineering Design Services for Corporation Yard Renovations Project.

2. SUMMARY

This agreement authorizes Gillis + Panichapan Architects, Inc. to provide Architectural and Engineering Design Services for the Corporation Yard Renovations Project.

3. RECOMMENDED ACTION

1. Approve the agreement with Gillis & Panichapan Architects, Inc. in the amount of \$250,000 for Architectural and Engineering Design Services for the Corporation Yard Renovations Project (SP-4163); and authorize the Mayor and City Clerk to execute on behalf of the City.
2. Authorize \$25,000 (10%) of the contract amount for contingency purposes.

4. FISCAL IMPACT

The total expenditure for this agreement is \$250,000 and will be funded in Corporation Yard Renovations Project (12982) through:

| | |
|----------------------------|---------------|
| Sewer Maintenance (220) | \$130,000 |
| Gas Tax Construction (271) | 45,000 |
| Capital Projects (500) | <u>75,000</u> |
| Total: | \$250,000 |

5. STRATEGIC PLAN GOALS

Goal 1: Provide for a safe community

b: Provide and maintain infrastructure necessary to ensure the safety of the public

Goal 4: Provide outstanding public service

b: Provide facilities and services to meet customer expectations

6. DISCUSSION AND BACKGROUND

The City's Corporation Yard (Corp Yard), located off Struck Avenue, was designed in 1975. Since that original plan, there have minimal layout changes, and the City has recently been considering a redesign, as there have been obvious changes to equipment and technology in the past 46 years.

The Corp Yard feasibility study has been completed, and the design phase is the next step for this project. With the impending sale of the eastern third of the Corp Yard, this augments the need to redesign the layout and increase the functionality of the remaining space. This project will focus on improving the Corp Yard's space allocation, enhancing paths of travel and safety, maximizing equipment and vehicle storage, and redistributing departments' storage areas.

Upgrades will also include necessary improvements to comply with National Pollutant Discharge Elimination System (NPDES) environmental requirements. The new storage buildings will require new concrete slab foundations for the pre-fabrication metal storage buildings. Other modifications include surface and underground drainage systems, lighting, striping, and other onsite improvements as needed.

The request for proposals was solicited on February 3, 2021 for a period of three weeks. One proposal was received from Gillis + Panichapan Architects, Inc. (GPa) of Costa Mesa. Staff reviewed the qualifications of the architecture firm and found them to be acceptable, with adequate years of experience in completing projects of similar nature to this project. Staff contacted GPa for fee negotiations which resulted in a revision of their proposed fee from \$394,410 to \$250,000. Therefore, staff recommends awarding an agreement with GPa in the amount of \$275,000, representing an original amount of \$250,000 plus a 10% contingency of \$25,000.

The design phase is scheduled to begin in April 2021 and expected to request advertisement for the construction bid proposal to Council in the fourth quarter of 2021. This schedule aligns with the sale and developer's construction schedule for the eastern third of the Corp Yard.

Multiple funding sources are being used to support the design phase of the project as these funds support the daily activities of the Corp Yard and the City. In looking towards the construction phase of the Corp Yard, additional funding will be necessary. An additional one million dollars from the sale of the eastern portion of the Corp Yard is expected to support future construction costs; however, this will only cover a portion of the cost of the project. Construction may be phased over time as funding is available. Additionally, City staff presumes the use of special funds to be necessary and will continue to evaluate additional sources of funding for construction.

7. ATTACHMENTS

- Professional Services Agreement