



Santa Clara Valley Water District

File No.: 16-0411

Agenda Date: 8/23/2016

Item No.: 8.1.

BOARD AGENDA MEMORANDUM

SUBJECT:

Adopt Plans and Specifications and Authorize Advertisement for Bids for Construction of the Winfield Capital Improvement Project, Project No. 60204021, Contract No. C0619 (San Jose), (District 4).

RECOMMENDATION:

- A. Adopt the plans and specifications and authorize advertisement for bids for construction of the Winfield Capital Improvement Project per the Notice to Bidders; and
- B. Authorize the Designated Engineer to issue addenda, as necessary, during bidding.

SUMMARY:

The objective of the Winfield Capital Improvement Project is to upgrade this existing building to current employee workplace standards and protect this asset for long-term use, as well as provide sufficient facilities for storage of equipment and materials. The design and construction documents are complete and staff recommends advertisement for construction bids.

Project Background

The Winfield Capital Improvement Project (Project) was initiated by the Procurement and Operational Services Division, Facilities Maintenance Unit, to provide an upgraded work space for the Winfield campus staff; ensure these District assets are maintained; and that the District staff can continue to work effectively in these buildings for the next 15 to 20 years.

In October 2010, staff presented the Conceptual Almaden/Winfield Campus Master Plan Report to the Board for review and discussion. This report was intended to provide information and recommendations for proceeding with the planning, design, and construction of various projects to ensure staff's ability to effectively and efficiently perform their duties to meet the District's core business. The Campus Master Plan Ad Hoc Committee consisting of Directors Richard Santos, Patrick Kwok, and Brian Schmidt was created in January 2011 to review the "Almaden/Winfield Campus Conceptual Master Plan Report" and make recommendations to the full Board of Directors.

The Committee unanimously recommended that the District implement the staff's recommendations to improve its facilities on the Almaden and Winfield campuses to upgrade the employee work environment and facilities serving the public, and to maintain District facility assets. The

improvements identified for the Winfield campus were deemed a high priority because the staff housed in these buildings support critical District functions including Watershed operations, vegetation management, and flood and erosion control. The buildings also house supplies, materials, and equipment and are used daily by District staff to implement various projects. The yards at the buildings are also used as staging areas for emergency operations, an important function that will continue into the future.

Since the buildings were initially constructed in 1980 for use as a lumber yard structure, they do not provide appropriate, currently desirable work space for District operations. The Project scope includes accessibility and seismic upgrades to the buildings.

There are three fundamental conditions to be addressed by the Project:

1. The District's use of the building for a Class IV shop is inconsistent with its structural design to perform such tasks and the contents and staff are exposed to the elements.
2. Seismic upgrades are desired to enhance the buildings' ability to withstand a significant earthquake.
3. As a result of deferred maintenance, the current condition of the buildings does not meet the District's current asset management standards.

Improvements to the Winfield Warehouse will consist of roof replacement, upgrade of the Class IV shop (small equipment), expanded office space, upgraded restrooms, new heating ventilation and air conditioning (HVAC) equipment, new roll-up door, drainage and electrical improvements, and seismic upgrade. Work in the Winfield Vegetation Building will include upgraded restrooms, shower and locker rooms, roof replacement, improved and expanded office space, and seismic upgrades.

Board Adoption of Plans and Specifications and Addenda Authorization

Board adoption of plans and specifications and Board authorization for bidding is recommended in order to proceed to bid the Project for construction. Authorizing the Designated Engineer to issue addenda during the bidding allows for modifications to the construction contract documents, if necessary, during the bidding period and before the contract is awarded.

Relevant Prior Board Action(s)

On November 12, 2013, the Board approved a consultant agreement with Group 4 Architecture, Research +Planning, Inc. (Consultant) to provide architectural and engineering design services.

On January 16, 2014, a Planning Study Report was prepared and provided to the Board via a Non-Agenda Memorandum.

On November 24, 2015, the Board approved Amendment No. 2 to Consultant Agreement No. A3686A with the Consultant to provide additional design tasks for the Project.

On April 26, 2016 the Board conducted a public hearing on the Engineer's Report and approved a resolution for the Engineers Report for the Winfield Capital Improvement Project.

Public Outreach

The District's Communications Unit will implement a community engagement plan for the Winfield Capital Improvement Project prior to construction. This plan includes community meetings with the surrounding neighbors, and public information signage with contact information for all public inquiries.

Next Steps

If the Board approves the recommendations, staff will proceed to advertise for bids for Project construction. The next Board action relating to Project construction is award of the construction contract, tentatively scheduled for October 25, 2016.

Staff will also be scheduling an agenda item for the Board to consider staff's recommendation to amend the design agreement for the design firm to provide engineer-of-record construction phase engineering services.

Project Delivery Process

Attachment 2 (Project Delivery Process Schematic) highlights the current Project phase and the staff recommendations before the Board.

FINANCIAL IMPACT:

The estimated Project cost for planning, design, and construction is \$15.4 million. The estimated construction contract cost is between \$11.5 million and \$13 million. Adequate funds for the award of the construction contract are included in the Board-adopted Fiscal Year 2016-17 Budget.

CEQA:

A Categorical Exemption for the Winfield Capital Improvement Project was prepared by the District staff in accordance with the California Environmental Quality Act (CEQA), Section 15301, Class 1, (existing facilities), and has been filed with the County of Santa Clara Office of the Clerk/Recorder.

ATTACHMENTS:

Attachment 1: Notice to Bidders
Attachment 2: Project Delivery Process

UNCLASSIFIED MANAGER:

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