

Central Services
Joan Araujo, Director

Engineering Services
Christopher Cooper, Director

Roads & Transportation
Anitha Balan, Acting Director

Water & Sanitation
Joseph Pope, Director

Watershed Protection
Glenn Shephard, Director

June 6, 2023

Board of Supervisors
County of Ventura
800 South Victoria Avenue
Ventura, CA 93009

Subject: Confirmation of the Original Professional Services Contract No. AE20-017, with a total amount not to exceed \$172,690, and Modification No. 1 for Design Services for the Moorpark Operations Yard Remodel Project with RRM Design Group Previously Approved by a Deputy Purchasing Agent; Approval of, and Authorization for the Director of Public Works Agency to Execute, Contract Modification No. 2 in an Amount of \$780,810 for Architectural and Engineering Services for Preparation of Construction Document and Permit Coordination for a Revised Total Contract Amount Not to Exceed of \$953,500; and Finding that the Project is Categorically Exempt from the California Environmental Quality Act; No. P6T14407; Supervisorial District No. 4.

Recommendations:

1. Confirm the original Professional Services Contract No. AE20-017 (attached hereto as Exhibit 2) and Modification No. 1 (attached hereto as Exhibit 3) with RRM Design Group for design services for the Moorpark Operations Yard Remodel ("Project") with a total amount not to exceed \$172,690, as previously approved by a Deputy Purchasing Agent in the Public Works Agency.
2. Approve, and authorize the Director of Public Works Agency to execute, Modification No. 2 to Professional Services Contract No. AE20-017 with RRM Design Group (attached hereto as Exhibit 4) for architectural and engineering design services for preparation of construction documents and permit coordination in an amount of \$780,810 for a revised total contract amount not to exceed \$953,500.
3. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15302 of the State CEQA Guidelines (Class 2) and that there are no unusual circumstances under CEQA Guidelines Section 15300.2 (c).



Fiscal/Mandates Impact:

Mandatory: No
Source of Funding: Watershed Protection District Zone 3 (Fund S730)
and Road Fund (S010)
Funding Match Required: None
Impact on Other Department(s): None

County of Ventura – Road Fund

Summary of Revenue and Total Costs: **FY 2022-23** **FY 2023-24 through**
FY2024-25

Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 0	\$ 390,405
Indirect – Agency/Dept.	\$ 0	\$ 0
Indirect – County CAP	\$ 0	\$ 0
Total Costs	\$ 0	\$ 390,405
Net Costs	\$ 0	\$ 390,405
Recovered Indirect Costs	\$ 0	0

Current FY 2022-23 Budget Projections for Road Fund - Unit 4082				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$20,255,700	\$20,353,820	\$19,216,800	\$1,137,020
Revenue	\$125,000	\$125,000	\$125,200	\$200
Net Cost	\$20,130,700	\$20,228,820	\$19,091,600	\$1,137,220

Sufficient appropriations are available in the FY2022-23 Road Fund Projected Budget.
Sufficient appropriations will be included in future budgets as appropriate.



Ventura County Watershed Protection District

Summary of Revenue and Total Costs: FY 2022-23 FY 2023-2024 through
FY2024-25

Revenue:	\$ 0	\$ 0
Costs:		
Direct	\$ 0	\$ 390,405
Indirect – Agency/Dept.	\$ 0	\$ 0
Indirect – County CAP	\$ 0	\$ 0
Total Costs	\$ 0	\$ 390,405
Net Costs	\$ 0	\$ 390,405
Recovered Indirect Costs	\$ 0	\$ 0

Current FY 2022-23 Budget Projections for Watershed Protection District Zone 3 – Unit 4233				
	Adopted Budget	Adjusted Budget	Projected Budget	Estimated Savings/(Deficit)
Appropriations	\$11,701,900	\$12,118,673	\$8,533,200	\$3,585,473
Revenue	\$4,555,500	\$4,555,500	\$4,555,500	\$0
Net Cost	\$7,146,400	\$7,563,173	\$3,977,700	\$3,585,473

Sufficient appropriations are available in the FY2022-23 Watershed Protection Zone 3 Projected Budget. Sufficient appropriations will be included in future budgets as appropriate.

Discussion:

Since 1957, Ventura County Public Works Agency (PWA) has occupied the Moorpark Operations Yard (MOY) at 6767 Spring Road in the City of Moorpark. The site is currently utilized by the Operations & Maintenance crews for both PWA Roads & Transportation (RT) and Watershed Protection (WP). The facilities at MOY are deficient and have exceeded their useful facility life cycle. The current facilities are in an extremely poor state and provide inadequate work conditions for the Agency staff to perform their duties efficiently and effectively. The current site lacks clear and safe traffic circulation and lacks distinct designated parking for both employees and fleet vehicles which creates safety concerns and operational efficiencies. Additionally, equipment and material are parked and stored in an inefficient mixture of covered and open space. The inadequacy of the existing facility includes provisional crew locker and changing areas, inadequate restroom facilities, inefficient space and layout of crew and break rooms, and missing appropriate conference space. Furthermore, the existing facilities lack proper insulation and appropriate heating and ventilation systems.



The goal of this project is to increase the safety and efficiency of both operations and employees through sharing of common space in the administrative facilities, by situating building uses at appropriate locations along the circulation pattern, and separating dissimilar circulation patterns, especially those of the pedestrians. The project will increase operations and efficiencies by locating facilities where inherent boundaries exist, leaving access to adjacent open space. Improvements will improve RT and WP staff response to, and coordination of, emergency operations by installation of needed conference and field operations center space enhancing interoperability between the Department operation centers and the Agency operations center.

On January 29, 2020, Professional Services Contract AE20-017 (Exhibit 2) was issued to Mainstreet Architects and Planners, Inc in an amount not to exceed \$172,690. This contract was for initial site investigation and schematic design to build new facilities and the PWA Moorpark Operations Yard. On December 15, 2020 Modification No. 1 (Exhibit 3) to Professional Services Contract AE20-017 was issued to extend the completion date.

On, or about, January 01, 2022, RRM Design Group assumed all the rights and obligations of Mainstreet Architects & Planners, Inc. under the contract. Contract AE20-071 Modification No. 2 (Exhibit 4) is necessary to include design development services, preparation of construction documents, permit approval from Ventura County Building & Safety and construction cost estimate for an additional fixed fee of \$780,810 for a revised total contract amount not to exceed \$953,500.

This project consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. Therefore, the project is categorically exempt as a replacement project under CEQA Guidelines section 15302. The exceptions to the exemptions do not apply because there are no unusual circumstances of the project (see section 15300.2(c)). The notice of exemption has been included as Exhibit 5.

A vicinity and location map has been included as Exhibit 1.

The estimated project costs are as follows:

Design (includes preliminary engineering, permitting, design):	\$ 1,750,000*
Land Acquisition:	\$ 2,750,000
Construction Engineering (includes testing, inspection & observation, construction administration, and project engineering):	\$ 3,000,000
Construction Contract:	\$ 39,500,000
Contingency:	\$ 3,000,000
TOTAL	\$ 50,000,000

*\$172,690 in Design costs were incurred in prior fiscal years



This item has been reviewed by the County Executive Office, the Auditor-Controller's Office, and County Counsel.

If you have any questions concerning this item, please contact:

<u>Person</u>	<u>Telephone No.</u>	<u>Subject Matter</u>
Chris Cooper	805-654-2096	Contracting, Project Management and Technical requirements
Dave Fleisch	805-652-6058	Project Justification

Sincerely,



Christopher E. Cooper, P.E.
Director
Engineering Services

Attachments:

- Exhibit 1 – Vicinity/Location Map
- Exhibit 2 – Consultant Services Contract AE20-017
- Exhibit 3 – AE20-017 Modification No. 1
- Exhibit 4 – AE20-017 Modification No. 2
- Exhibit 5 – Notice of Exemption

