



**APPROVED**

MAR 01 2011

**AGENDA SUBMITTAL TO SOLANO COUNTY BOARD OF SUPERVISORS**

BY *Mara Chirila* deputy  
CLERK OF THE BOARD

|                                                                                                                                                                                                                                                        |                                                                 |                                               |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------|-----------------------------------|
| <b>ITEM TITLE</b><br>Consider approval to add civil engineering services to the contract with the SWA Group (Amendment #2) for an amount not to exceed \$300,000 for the Solano360 project; and Delegate signing authority to the County Administrator |                                                                 | <b>BOARD MEETING DATE</b><br>March 1, 2011    | <b>AGENDA NUMBER</b><br><b>16</b> |
| <b>Dept:</b><br><b>Contact:</b><br><b>Extension:</b>                                                                                                                                                                                                   | County Administrator Office'<br>Birgitta E Corsello<br>Ext 6107 | <b>Supervisory District Number</b><br><br>ALL |                                   |
| <b>Published Notice Required?</b>                                                                                                                                                                                                                      |                                                                 | <b>Yes</b> _____                              | <b>No</b> <u>  X  </u>            |
| <b>Public Hearing Required?</b>                                                                                                                                                                                                                        |                                                                 | <b>Yes</b> _____                              | <b>No</b> <u>  X  </u>            |

**DEPARTMENTAL RECOMMENDATION:**

The County Administrator's office recommends that the Board:

1. Consider approval to add civil engineering services to the contract with the SWA Group (Amendment #2) for an amount not to exceed \$300,000 for the Solano360 project; and
2. Delegate authority to the County Administrator to execute the amendment.

**SUMMARY:**

Consistent with previous Board direction, the project team is recommending approval of a contract amendment with the SWA Group (SWA), the land planner preparing the Specific Plan for the Solano360 project, to include the civil engineering scope of work as a sub-consultant to SWA.

**FINANCING:**

The Board approved the Solano360 Phase 2 (entitlement phase) project financing budget on February 8, 2010. The budget includes funding for the Specific Plan and CEQA with funding for the related and supporting studies and reports. The Solano360 project is funded by a loan from the General Fund and is accounted for and tracked separately. The Board established a requirement that the loan be repaid by future revenue streams stemming from the ultimate redevelopment of the fairgrounds' site. The Adopted Budget for Phase 2 is \$3.1 million and includes an estimate for civil engineering services anticipated in the Phase 2 entitlement phase of the Solano360 project. The approval of Amendment #2 to the SWA contract will increase the contract from \$440,000 to a maximum of \$740,000.

**DISCUSSION:**

The Solano360 Phase 2 (Entitlement) project is a three-party coordinated effort between the County, City of Vallejo, and Solano County Fair Board. Consistent with previous Board direction, the project team staff is seeking approval to add civil engineering services needed for the Phase 2 Entitlement phase of the Solano360 project to the SWA professional services contract as Amendment #2.

The project team is still negotiating the amendment but due to the fact that there is no Board meeting prior to March 22<sup>nd</sup>, staff is requesting delegated authority for the County Administrator to execute an amendment with a not-to-exceed amount of \$300,000 with SWA for the civil engineering services. SWA will then be responsible for managing the civil engineer as a sub-consultant.

If the Board approves of the approach to have the various disciplines subcontracted to the land planner, staff will prepare the next amendment for transportation and economic analysis and return to this Board on March 22, 2011 for approval.

**ALTERNATIVES:**

The Board could choose to not to add civil engineering services to the SWA contract and either forgo the input of civil engineering into the Solano360 Phase 2 (entitlement phase) master plan/specific plan work underway or the County could award and hold a separate contract for civil engineering services. These two options are not recommended because civil engineering input is essential in the Solano360 project planning work to help confirm and validate infrastructure needs, grading requirements, and related details including cost estimates. The Solano360 project team staff is recommending that the services be incorporated into the SWA contract to facilitate an integrated plan development, rather than having separate agreements for services which would need to be coordinated by a separate project manager.

**OTHER AGENCY INVOLVEMENT:**

The proposed scope of work for civil engineering services was coordinated by SWA at the request of the County. The proposed scope of services was shared with the staff of Resource Management, the City of Vallejo, and the Fair Manager. The contract amendment will be drafted by County Counsel once the scope and price has been finalized.

**DEPARTMENT HEAD SIGNATURE:**

  
Michael D. Johnson, County Administrator

Attachment A: Civil Engineering Scope of Work for SWA contract amendment #2

## **Proposed Civil Engineering Scope of Work for SWA contract amendment #2**

Under the direction of SWA, sub-consultant will perform the following tasks:

### **Task 1 - Engineering for Specific Plan, General Plan Amendment and Environmental Impact Report**

Provide technical consultation and engineering for Specific Plan and EIR to include the following:

1. Refine/update basemap
2. Refine/update flood plain model
3. Prepare storm water quality concept plan
4. Refine/update utility & circulation exhibits
5. Write text for specific plan utility section
6. Coordinate with EIR consultant and planner
7. Assist with wetland and habitat permitting
8. Meetings & Engineering Project Management
9. Miscellaneous Client Requested Additional Services
10. Reimbursables associated with this task

### **Task 2 - Engineering for Large Lot Tentative Map**

Provide technical consultation and preparation of a tentative map to include the following:

1. Refine/update boundary and easements
2. Prepare and process tentative map
3. Meetings & Engineering Project Management
4. Reimbursables associated with this task

### **Task 3 - City Master Plan Updates for Tentative Map**

Provide technical consultation and engineering for the following City of Vallejo Master Plan Updates:

1. Water
2. Sewer

### **Task 4 - Additional Lake & Stormwater Management Technical Consultation**

Provide technical consultation and engineering feasibility evaluation for guidance on the planning and preliminary design for the manmade lake system within the proposed residential development. The additional planning and engineering efforts will include:

1. Initial hydraulic operation of lake and flood protection/stormwater quality requirements.
2. Preliminary project water demand analysis.
3. Identification of physical site constraints for lake construction including geotechnical and formulate requirements for additional technical investigations.
4. Initial operational requirements for lake water quality and circulation including operations and construction cost estimates.
5. Meetings with client, design team, and agencies to discuss lake feasibility.
6. EIR documentation support. Efforts will include preparation of a preliminary technical memorandum to respond to EIR consultant's request for information related to lake design and use.
7. Review on-site water quality enhancement with off-site flow.

***Optional Items***

At County's direction, sub-consultant may be requested to perform one of the following optional tasks:

1. *Aerial Topo (40 scale design level)*
2. *Record of Survey*
3. *Storm Drain Master Plan*
4. *Grading / Earthwork analysis*
5. *Cost Estimates*
6. *Initiate PG&E gas main relocation process*
7. *Initiate FEMA flood plain revision process*

**SECOND AMENDMENT TO STANDARD CONTRACT  
BETWEEN COUNTY OF SOLANO and SWA GROUP**

This Second Amendment ("Second Amendment") is entered into as of the 1st day of March 2011, between the COUNTY OF SOLANO, a political subdivision of the State of California ("County") and SWA Group ("Contractor").

1. Recitals

A. The parties entered into a contract dated May 4, 2010 (the "Contract"), in which Contractor agreed to provide planning services for the Solano360 Fairgrounds Redevelopment Project.

B. The parties amended the Contract on February 1, 2011 to add architectural services related to the "Fair of the Future" portion of the Solano360 Project.

C. County now needs civil engineering services related to the Specific Plan and Master Plan portion of the Project.

D. This Second Amendment represents an increase of \$290,000 to the Contract.

E. The parties agree to amend the Contract as set forth below.

2. Agreement.

A. Amount of Contract

Section 3 is deleted in its entirety and replaced with:

The maximum amount of this Contract is \$730,000.

B. Scope of Work

Exhibit A is amended to add the Scope of Work attached to and incorporated into this Second Amendment as Exhibit A-2.

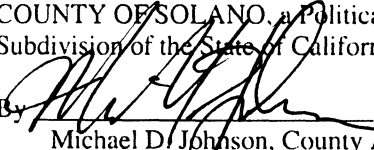
C. Budget.

Exhibit B is amended to add the Scope of Work attached to and incorporated into this Second Amendment as Exhibit B-2.

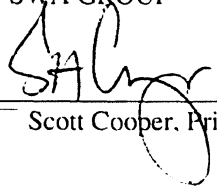
3. Effectiveness of Contract.

Except as set forth in this Amendment, all other terms and conditions in the Contract remain in full force and effect.

COUNTY OF SOLANO, a Political  
Subdivision of the State of California

By   
Michael D. Johnson, County Administrator

SWA GROUP

By   
Scott Cooper, Principal

APPROVED AS TO FORM

By   
County Counsel

## **EXHIBIT A-2** **SCOPE OF WORK**

### **PROJECT UNDERSTANDING**

Solano County and other members of the Solano 360 partnership are planning to move the Vision Plan forward through entitlements including an Environmental Impact Report (EIR), Specific Plan (SP), Design Guidelines (DG) and large lot Vesting Tentative Map (VTM). In addition, facilities studies are desired for the "Fair of the Future" (fair studies). Planning services associated with the SP, DG and fair studies are being prepared by SWA Group (SWA) under direct contract to the County. Engineering services associated with the SP, DG and fair studies will be prepared under subcontract to SWA. In addition, the VTM will be prepared under subcontract to SWA. The EIR is being prepared under separate contract to the County by Michael Brandman Associates. Coordination and sharing of technical engineering data with the EIR consultant will be required as part of this scope of services.

The project is planned to proceed in the following steps:

- Step I: Project startup, fairgrounds analysis & plan refinement
- Step II: Preferred plan & project description
- Step III: Administrative draft specific plan
- Step IV: Draft specific plan & public review
- Step V: Adoption of final specific plan and design guidelines

### **APPROACH**

MacKay & Soms (MS) will utilize the engineering studies and reports that MS prepared as part of the Vision Plan to the maximum extent possible. Previous studies included an existing conditions report, infrastructure concept plan, phasing plan and preliminary construction cost estimate. MS will refine the basemap and previous studies based on new land plans prepared by SWA Group as well as provide the necessary engineering support services required for the SP, DG and fair studies. MS will prepare the large lot VTM based on the SP and DG (after the preferred land plan has been selected). MS has assumed that the VTM will be prepared on 24x36 sheets at 100 scale and will include: boundary lines, easements, lot lines, right-of-way lines, street cross sections, utilities and basic finish grade information. It is assumed the County will provide a current preliminary title report to support the preparation of the VTM. It is anticipated that the City of Vallejo may require an update to their city-wide water master plan and that Vallejo Sanitation and Flood Control District may require an update to their districtwide sewer master plan. MS has included a budget for these updates in the fee estimate.

However, the scope of the updates is not well known at this time and therefore the fees should only be considered place holders until more is known. It is also possible that the City and/or District may want to update the master plans with their own staff.

### **PROPOSED SCOPE OF SERVICES**

#### **Task 1: Engineering for Specific Plan, Design Guidelines and Fair Facilities**

- a. Refine/update basemap (one time per step – 4 total)
- b. Refine/update flood plain model (one time based on the preferred plan)
- c. Prepare storm water quality concept plan (one time based on the preferred plan)
- d. Refine/update utility & circulation exhibits (one time per step – 4 total)
- e. Write text for specific plan utility section and design guidelines (one time for step 3 & one update for step 4)
- f. Coordinate with EIR consultant and planner

- g. Assist with wetland and habitat permitting (includes exhibits and acreage calculations only based on the preferred plan) – it assumed a permitting consultant will be the lead under separate contract to the County at the time the County decides to pursue permits
- h. Meetings & Engineering Project Management (as needed and/or requested by client)
- i. Miscellaneous Client Requested Additional Services (i.e. exhibits not included in above scope, additional revisions/refinements not included in above scope, etc.)

**Task 2: Engineering for Large Lot Tentative Map**

- a. Refine/update boundary and easements (one time based on the preferred plan)
- b. Prepare and process tentative map (one time based on the preferred plan)
- c. Meetings & Engineering Project Management (as needed and/or requested by client)

**Task 3: City Master Plan Updates for Tentative Map**

- a. Water (detailed scope to be determined)
- b. Sewer (detailed scope to be determined)

**Task 4: Additional Lake & Stormwater Management Technical Consultation (*PACE*)**

Provide technical consultation and engineering feasibility evaluation for guidance on the planning and preliminary design for the manmade lake system within the proposed development. The additional planning and engineering efforts will include:

- a. Initial hydraulic operation of lake and flood protection/stormwater quality requirements.
- b. Preliminary project water demand analysis.
- c. Identification of physical site constraints for lake construction including geotechnical and formulate requirements for additional technical investigations
- d. Initial operational requirements for lake water quality and circulation including operations and construction cost estimates.
- e. Meetings with client, design team, and agencies to discuss lake feasibility
- f. EIR documentation support. Efforts will include preparation of a preliminary technical memorandum to respond to EIR consultant's request for information related to lake design and use.
- g. Review on-site water quality enhancement with off-site flow.

**Task 5: Preliminary Geotechnical Services (*ENGEO*)**

Prepare a preliminary geotechnical report to be used in planning for the conceptual development including:

- a. Logs of Borings and data acquired from standpipe piezometers at the site (4 borings were previously drilled and piezometers were installed as part of the Vision Plan).
- b. Geological and geotechnical hazards at the site and in the general project area.
- c. Preliminary conclusions and recommendations regarding future land development including: geotechnical constraints such as loose/soft surface soils, compressible soils, expansive soils, organic soils/peat, and/or liquefiable soils, as necessary.
- d. Appropriate foundation alternatives for the proposed structures.
- e. Area specific preliminary geotechnical remedial grading recommendations. This includes ranking suitability for development of various land areas by approximated remedial grading costs.

- f. Consultation related to the proposed fair/sports field design, including drainage and structural section.
- g. Consultation for clay liner design associated with fairgrounds water feature, including preliminary cost estimates.
- h. Attendance of one project meeting with the development team.

**Task 6: Administration of sub-consultants (by MS).**

**Task 7: Additional Work to be prepared as needed at County's sole discretion and direction**

- a. Aerial Topography and Survey Control (40 scale design level)
- b. Record of Survey (prepare and process through County Surveyor's office; County to provide a current preliminary title report)
- c. Storm Drain Master Plan (one time based on the preferred plan)
- d. Grading / Earthwork analysis (rough order of magnitude analysis with steps I and II; more detailed analysis with step III)
- e. Cost Estimates (one time per step – 4 total)
- f. Initiate PG&E gas main relocation process (initial consultation with PG&E to begin the process due to the long timeframe to actually relocate the gas main; actual relocation process to be completed with future final design services under separate contract)
- g. Initiate FEMA flood plain revision process (Initial consultation with FEMA to begin the process due to the long timeframe to obtain a Letter of Map Revision (LOMR); actual LOMR process to be completed with future final design services under separate contract)

**EXHIBIT B-2**  
**BUDGET DETAIL AND PAYMENT PROVISIONS**

**1. COMPENSATION**

County shall compensate Consultant based on the following fee summary. County will compensate at the flat rate for each task unless such task is billed on a not-to-exceed amount based on time and materials associated with the tasks as noted below.

**Task 1: Engineering for Specific Plan, Design Guidelines and Fair Facilities**

|    |                                                                     |                        |
|----|---------------------------------------------------------------------|------------------------|
| a. | Refine/update basemap:                                              | \$8,000                |
| b. | Refine/update flood plain model:                                    | \$8,000                |
| c. | Prepare storm water quality concept plan:                           | \$5,000                |
| d. | Refine/update utility & circulation exhibits:                       | \$6,000                |
| e. | Write text for specific plan utility section and design guidelines: | \$10,000               |
| f. | Coordinate with EIR consultant and planner:                         | \$7,000 <i>T&amp;M</i> |
| g. | Assist with wetland and habitat permitting:                         | \$5,000 <i>T&amp;M</i> |
| h. | Meetings & Engineering Project Management:                          | \$7,000 <i>T&amp;M</i> |
| i. | Miscellaneous Client Requested Additional Services:                 | \$5,000 <i>T&amp;M</i> |

**Task 2: Engineering for Large Lot Tentative Map**

|    |                                            |                        |
|----|--------------------------------------------|------------------------|
| a. | Refine/update boundary and easements:      | \$7,000                |
| b. | Prepare and process tentative map:         | \$25,000               |
| c. | Meetings & Engineering Project Management: | \$6,000 <i>T&amp;M</i> |

**Task 3: City Master Plan Updates for Tentative Map:** \$16,000  
(pending Vallejo Flood & Sanitation District's specification) *(estimate only)*

- a. Water (detailed scope to be determined)
- b. Sewer (detailed scope to be determined)

**Task 4: Additional Lake & Stormwater Management Technical Consultation (*PACE*):** \$15,000

**Task 5: Preliminary Geotechnical Services (*ENGEO*):** \$7,500

**Task 6: Administration of engineering sub-consultants:** \$2,500

**Task 7: Additional Work to be prepared as needed at County's sole discretion and direction**

|    |                                                               |                        |
|----|---------------------------------------------------------------|------------------------|
| a. | Aerial Topography (40 scale design level):                    | \$20,000               |
| b. | Record of Survey: (fee assumes aerial topography is included) | \$6,000                |
| c. | Storm Drain Master Plan:                                      | \$10,000               |
| d. | Grading / Earthwork analysis:                                 | \$8,000                |
| e. | Cost Estimates:                                               | \$10,000               |
| f. | Initiate PG&E gas main relocation process:                    | \$3,000 <i>T&amp;M</i> |
| g. | Initiate FEMA flood plain revision process:                   | \$3,000 <i>T&amp;M</i> |

Reimbursables in accordance with IRS rates \$ 18,788

Administration and Coordination of MacKay & Soms subcontract (by SWA) \$ 30,750

Additional meetings as needed (by SWA) \$40,000

***Total Contract Amount*** **\$289,538**