

*STAFF REPORT**CITY OF OCEANSIDE*

DATE: October 11, 2006

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **APPROVAL OF AMENDMENTS TO FOUR PROFESSIONAL SERVICES AGREEMENTS SUPPORTING THE DEVELOPMENT OF THE EL CORAZON MASTER PLAN AND APPROVAL OF A BUDGET APPROPRIATION IN THE AMOUNT OF \$114,176 TO FUND THE AMENDMENTS**

SYNOPSIS

Staff recommends that the City Council approve Amendment 1 to the professional services agreement with HDR Engineering for the El Corazon Master Plan Environmental Report by reducing the agreement amount by \$79,024; approve Amendment 1 to the professional services agreement with RRM Design Group to assist the El Corazon Oversight Committee in the development of El Corazon and increase the agreement amount by \$76,000; approve Amendment 1 to the professional services agreement with Project Design Consultants (PDC) for the El Corazon Master Plan Engineering for additional plan and site analyses and increase the agreement amount by \$87,500; approve Amendment 1 to the professional services agreement with Geocon for supplemental geotechnical investigation of the El Corazon tailing ponds and increase the agreement amount by \$29,700; approve a budget appropriation in the amount of \$114,176 from the General Fund Unallocated Fund Balance to fund the net increase in costs for all four amendments, and authorize the City Manager to execute the amendments.

BACKGROUND

In August 2005, the City Council directed staff to implement the El Corazon Master Plan. The City Council established a citizen group named as the "El Corazon Oversight Committee" (ECOC) to assist in the Plan's realization. In December 2005, the City Council approved an agreement with PDC to prepare a master grading and utilities plan for the site, and adopted a budget resolution to fund the agreement, the concurrent planning effort, and required soils investigations. In May 2006, the City Council approved an agreement with HDR to complete the El Corazon Master Plan Environmental Impact Report (EIR) and an agreement with RRM to assist the ECOC in the development of El Corazon, including design guidelines, public facilities financing plan, and review of the development Requests for Qualifications/Requests for Proposals (RFQ/RFP).

ANALYSIS

The ECOC has requested that the consultant assisting in the development of the specific plan also be responsible for the required planning approval process. Amendment 1 to the HDR agreement removes the planning approval process requirements from their agreement and reduces the agreement amount by \$79,024 while Amendment 1 to the RRM agreement tasks RRM with the planning approval process requirements. RRM's agreement compensation will increase by \$76,000. These amendments simply alter the responsibility between the two firms with a savings of \$3,024.

Amendment 1 to the PDC agreement is for additional planning and design alternatives, probable cost analysis, a sewer lift station and a reclaimed water system analysis for El Corazon, tasks which became known to the ECOC and staff after the approval of the original agreement. The agreement cost increase is \$87,500, which increases the total agreement compensation to \$296,500.

The amendment to Geocon's agreement is for slope stability evaluations for the westernmost mining pit near the intersection of El Camino Real and Oceanside Boulevard. This area is outside of the safe and stable reclamation area for the silica mining site and has not received the geotechnical scrutiny that the remainder of the site has. The ECOC is interested in establishing trails in this area. The stability condition of these slopes needs to be assessed prior to committing to any use in and around the mining pit area. The amendment compensation is \$29,700 bringing the total agreement cost to \$77,900. The cost of the initial Geocon agreement is within the administrative approval amount for the City Manager.

FISCAL IMPACT

Staff is recommending approval of a budget appropriation in the amount of \$114,176 from the General Fund Unallocated Fund Balance to the El Corazon Master Plan account (501.874051.5241) to complete the El Corazon Master Plan Environmental Impact Report.

The addendum provides a summary of the El Corazon development cost to date.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be provided.

COMMISSION OR COMMITTEE REPORT

The El Corazon Oversight Committee has recommended approval of the proposed amendments.

CITY ATTORNEY ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve Amendment 1 to the professional services agreement with HDR Engineering for the El Corazon Master Plan Environmental Report to remove the planning approval process requirements and reduce the agreement amount by \$79,024;
2. Approve Amendment 1 to the professional services agreement with RRM Design Group to assist the El Corazon Oversight Committee in the development of El Corazon to include the planning approval process requirements originally contained in the El Corazon Master Plan Environmental Report agreement and increase the agreement amount by \$76,000;
3. Approve Amendment 1 to the professional services agreement with Project Design Consultants (PDC) for the El Corazon Master Plan Engineering for additional plan and site analyses and increase the agreement amount by \$87,500;
4. Approve Amendment 1 to the professional services agreement with Geocon for supplemental geotechnical investigation of the El Corazon tailing ponds to include a slope-stability evaluation of the westernmost mine pit and increase the agreement amount by \$29,700;
5. Approve a budget appropriation in the amount of \$114,176 from the General Fund Unallocated Fund Balance to fund the amendments; and
6. Authorize the City Manager to execute the amendments.

PREPARED BY:



 Gary P. Gurley
 Senior Property Agent

SUBMITTED BY:



 Barry E. Martin
 Interim City Manager

REVIEWED BY:

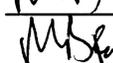
Michelle Skaggs Lawrence, Assistant to the City Manager
 Peter Weiss, Public Works Director
 Doug Eddow, Real Property Manager
 Nita McKay, Financial Services Director
 Mike Blessing, Deputy City Manager/Community Development
 Jerry Hittleman, Acting City Planner



 D.P. (Gov)







EI Corazon Development Cost Summary

Budget obligations to date. Funds to be repaid to City from future EI Corazon revenues.

•	EI Corazon Planning Effort		\$350,000
•	RRM Design	\$100,000	
	Amendment 1	<u>76,000</u>	
		Total	\$176,000
•	Project Design	\$209,000	
	Amendment 1	<u>87,500</u>	
		Total	\$296,500
•	Geocon	\$48,200	
	Amendment 1	<u>29,700</u>	
		Total	\$77,900
•	HDR	\$450,805	
	Amendment 1	<u>(79,024)</u>	
		Total	\$371,781
•	Environmental Impact Report Contingency		<u>\$49,195</u>
	Total		\$1,321,376

MEMORANDUM

DATE: October 11, 2006
TO: Honorable Mayor and Councilmembers
FROM: Patricia Allison, City Manager's Office
SUBJECT: ATTACHMENTS FOR THIS ITEM

Further attachments for this item will be distributed separately.