



February 9, 2023

To: Transit Committee

From: Darrell E. Johnson, Chief Executive Officer

A handwritten signature in blue ink, appearing to read "Darrell E. Johnson", is placed over the name in the "From:" field.

Subject: Amendment to Agreement for Preparation of Plans, Specifications, and Estimates for Transit Security and Operations Center

Overview

On November 25, 2019, the Orange County Transportation Authority Board of Directors approved an agreement with Stantec Architecture, Inc., for preparation of plans, specifications, and estimates for the Transit Security and Operations Center project. An amendment to the agreement is necessary for additional design services.

Recommendation

Authorize the Chief Executive Officer to negotiate and execute Amendment No. 7 to Agreement No. C-9-0965 between the Orange County Transportation Authority and Stantec Architecture, Inc., in the amount of \$556,702, for additional design services for the Transit Security and Operations Center project. This will increase the maximum obligation of the agreement to a total contract value of \$5,144,903.

Discussion

The Transit Security and Operations Center (TSOC) will be a new facility designed to State of California building standards for current and future operational needs and requirements of the Orange County Transportation Authority (OCTA). Planned uses for the TSOC include an OCTA emergency operations center, central communications (dispatch), field operations, security and emergency preparedness, transit police, and technical infrastructure and personnel to support OCTA operations. TSOC is the functional replacement of the existing annex building at the Garden Grove Bus Base which was found to be seismically structurally deficient and does not meet OCTA's future transit operational needs. The TSOC is designed to comply with California Green Building Code, incorporating sustainable items into the project, including onsite renewable energy generation through use of parking lot canopy and roof mounted solar photovoltaic panels, onsite electric vehicle charging stations for

employees, and future bus operations and transit police electric fleet vehicles. All equipment, appliances, and lighting are energy efficient; the TSOC is an all-electric building with no natural gas usage. The heating, ventilation, and air conditioning system uses underfloor air distribution for improved air quality and energy efficiency. The TSOC will incorporate low water use plumbing fixtures along with water efficient landscaping and irrigation. The permanent water quality plan utilizes an in-ground storm water run-off retention basin to reduce impacts on public storm drain systems.

The OCTA Planning Department completed the master planning and site selection for the TSOC. A site in the City of Anaheim (City) located at 1512-20 West Lincoln Avenue, owned by OCTA, was the preferred site recommended for the TSOC. In late 2019, the OCTA Board of Directors (Board) approved selection of the consultant to prepare the plans, specifications, and estimates (PS&E) for the TSOC, and this work effort began in June 2020. Final design is 90 percent complete, and the next phase of the TSOC is to complete the final design and plan check process by the end of March 2023, followed by issuance of an invitation for bids for construction.

During the design process, OCTA paused the project at 60 percent design to assess the design and layout carried over from the preliminary engineering phase. Revisiting the design was necessary to ensure the project meets operational needs and is delivered in a cost effective manner. After studying various alternatives, the layout of the first and second floors were revised, including refining the layout of field operations, dispatch and transit police workspaces, eliminating the cavity space above the first-floor dispatch room along with revising the layout of the emergency operations center offices and security offices on the second floor, and removal of the originally planned OCTA data center and related electrical revisions. Site revisions were also made, including eliminating the vehicle fueling station for field operations, parking lot and landscape layout changes due to City revision requirements on Lincoln Avenue, resulting in a two-foot street widening and three-foot right-of-way dedication along the site frontage. The design revisions and plan changes required additional level of effort by the consultant design team to execute the design changes.

Procurement Approach

The original procurement was handled in accordance with OCTA's Board-approved procedures for architectural and engineering services that conform to both state and federal laws. The original firm-fixed price agreement was issued on May 29, 2020, in the amount of \$4,107,265, with Stantec

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Architecture, Inc., (Stantec) for the preparation of the PS&E for the project. The agreement has been previously amended as shown in Attachment A. It has become necessary to amend the existing agreement to include additional design services.

OCTA staff negotiated the required level of effort with Stantec to provide the additional design services. Staff found Stantec's cost proposal, in the amount of \$556,702, to be fair and reasonable relative to the negotiated level of effort and independent cost estimate prepared by the OCTA project manager. Proposed Amendment No. 7 to Agreement No. C-9-0965, in the amount of \$556,702, will bring the total contract value to \$5,144,903.

Fiscal Impact

The project is included in OCTA's Fiscal Year 2022-23 Budget, Capital Programs Division, Account No. 0030-9017-D3143-OLG, and is funded through Federal Transit Administration and State of California grant funds.

Summary

Staff requests Board of Directors' authorization for the Chief Executive Officer to negotiate and execute Amendment No. 7 to Agreement No. C-9-0965 between the Orange County Transportation Authority and Stantec Architecture, Inc., in the amount of \$556,702, for additional design services to prepare the plans, specifications, and estimates for the Transit Security and Operations Center.

Attachment

- A. Stantec Architecture, Inc., Agreement No. C-9-0965 Fact Sheet

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