

AGENDA REPORT

Resolution: Authorization to Enter into a Professional Services Agreement with West Yost Associates for a five-year term and an initial contract amount not to exceed \$1,225,000 for Design Services and Approval of a \$2,005,000 Design Budget for Lift Stations AP06P and AP08P; and Earhart Road and Airport Drive Sanitary Sewer Pipeline Rehabilitation. **(Engineering/Aviation)**

<u>MEETING DATE:</u>	10/11/2018
<u>AMOUNT:</u>	\$1,225,000 Contract Authority \$2,005,000 Capital Expenditure
<u>PARTIES INVOLVED:</u>	West Yost Associates, Walnut Creek, CA, John D. Goodwin, Vice President
<u>SUBMITTED BY:</u>	Chris Chan, Director of Engineering Bryant L. Francis C.M., Director of Aviation
<u>APPROVED BY:</u>	J. Christopher Lytle, Executive Director
<u>ACTION TYPE:</u>	Resolution

EXECUTIVE SUMMARY

This Agenda Report seeks the Board authorization for the Executive Director to enter into a five-year professional services agreement with West Yost Associates (WYA) for an initial contract amount not to exceed \$1,225,000, and approval of a \$2,005,000 budget for the design of the following projects: Lift Stations AP06P and AP08P; and Earhart Road and Airport Drive Sanitary Sewer Pipeline Rehabilitation. This work is included in the Port's five-year Capital Improvement Plan (CIP).

BACKGROUND

The Port of Oakland owns and maintains portions of the sanitary sewer system serving the Oakland International Airport (OAK). The OAK sanitary sewer system is comprised of sewer main pipelines, service laterals, lift stations, ejector stations and appurtenant sewer system components. Figure 1 illustrates the general features of the OAK sanitary sewer system.



Figure1. Oakland International Airport Sanitary Sewer System

The FY19-23 CIP includes ejector station rehabilitation, lift station rehabilitation and pipeline improvement projects. Several of these projects are currently being designed utilizing on-call design consultants. The projects in the current CIP that have not yet been designed include:

- AP06P Lift Station
- AP08P Lift Station
- Airport Drive Sanitary Sewer Line Improvements
- Rehab Earhart Road Sanitary Sewer Main and Laterals
- AP137P – Swissport/Tank Farm Lift Station
- AP155P – Southwest Provisioning Building Lift Station
- AP911P – ARFF Lift Station

These projects have been prioritized and included in the five-year capital program based on previous studies. Given the age and condition of the Port's sanitary system, additional projects will likely be required as the Port completes condition assessment of the remaining OAK sanitary sewer mains and laterals and will be included in future CIP budget approvals as necessary.

ANALYSIS

Contracting Strategy:

In the past, the Port has typically delivered the design of the sanitary sewer system rehabilitation projects on a project-by-project basis. Utilizing individual design contracts for each sanitary sewer rehabilitation project at OAK places a significant demand on Port staff to select design consultants, negotiate contracts and manage the design process. This limits staff's ability to deliver all the projects in the CIP. Port staff are therefore proposing to utilize a single design contract to deliver all the currently planned sanitary sewer design projects within the FY19-23 CIP. Delivering the sewer projects as a consolidated program will make most efficient use of Port staff resources and maximize the number of sewer system remedial projects that can be constructed each year.

With Board approval, staff intends to hire a single design consultant for a five-year term to assess the sewer pipeline system and the various lift stations and prepare construction documents for the needed work. The consultant contract will also be used to develop scope and prepare project cost estimates for the pending sanitary sewer projects to be included in the annual CIP budget approval process. On an annual basis, following the approval of the five-year CIP budget, Port staff will return to the Board to seek approval to execute a supplemental agreement with the selected sanitary sewer design consultant for the sanitary sewer rehabilitation projects included in the coming fiscal year. The annual work program is expected to consist of a combination of ejector stations, lift stations and pipeline rehabilitation projects. Staff will seek budget and award approval for construction following bid opening.

Consultant Selection Process:

On April 30, 2018, Port staff prepared and issued a Request for Qualifications (RFQ) to interested firms to provide sanitary sewer rehabilitation design services. The RFQ was posted in digital format on the Port's website that can be accessed via the 'Current RFQ's/RFQ's: Engineering Consulting Services' link at the following URL: <http://www.portofoakland.com/business/bids-RFQs/rfq-engineering/>. Once the RFQ was posted on the website, Port staff sent an email notification to design firms registered in the Port's certification database along with the local Chambers of Commerce and Community Based Organizations.

The Port received Statements of Qualifications (SOQs) from four consultant teams on May 23, 2018. The SOQs were determined to be responsive and were evaluated and ranked by Port staff from Engineering, Aviation Planning and Development, and Social Responsibility Divisions.

Port staff invited the top three ranked consultant teams to participate in interviews on June 8, 2018. The fourth consultant team's SOQ scored significantly lower than the other teams and was not invited to interview. During the interviews, the consultant teams presented their capabilities, described their understanding of the work, and answered prepared questions from the Port interview panel. The sum of the scores for each team's proposal, presentation,

and interview constituted their total score. Based on this evaluation process, West Yost Associates was ranked the highest.

Rank	Consultant Team	Location	Certified LIA/LBA
1	West Yost Associates	Walnut Creek, California	LBA
2	Schaaf & Wheeler	Santa Clara, California	None
3	WRECO	Oakland, California	LIA

Port staff, therefore, selected WYA as the preferred consultant team for the sanitary sewer lift station and pipeline rehabilitation consulting design services. The distinguishing factors in selecting WYA over the other firms is their overall approach to the anticipated rehabilitation projects, their experience with similar sanitary sewer system rehabilitation projects, their ability to bring added value to their referenced projects with innovative ways to rehabilitate pipelines in crowded utility corridors, and their ability to identify solutions to prevent sewage overflows during construction.

Port staff recommends authorizing the Executive Director to enter into a five-year professional services agreement with West Yost Associates (WYA) for an initial contract amount not to exceed \$1,225,000 for the design of the following projects: Lift Stations AP06P and AP08P (lift stations serving Terminal 1 concourse); and Earhart Road and Airport Drive sanitary sewer pipeline rehabilitation. As described above, Port staff plans to return to the Board on an annual basis to authorize execution of supplemental agreements with WYA for the design of the sanitary sewer rehabilitation design projects that are identified in the CIP Budget for each subsequent fiscal year.

BUDGET & STAFFING

The AP06P and AP08P lift station rehabilitation, and sanitary sewer pipeline improvements are included in the Port's five-year CIP. The projects will be funded with Port cash and eligible costs will be recovered through airlines' rates and charges.

A summary of the AP06P and AP08P lift station and pipeline rehabilitation design effort cost distribution is shown in Table 1 below:

Table 1 - Estimated Design Costs for AP06P and AP08P Rehabilitation Projects, and Pipeline Rehabilitation Design Costs

Project	Consultant	Port Labor	Total
AP06P and AP08P Lift Stations	\$ 265,000	\$ 260,000	\$ 525,000
Airport Drive Sanitary Sewer Pipeline Rehabilitation	\$ 385,000	\$ 260,000	\$ 645,000
Earhart Road Sanitary Sewer Pipeline Rehabilitation	\$ 475,000	\$ 260,000	\$ 735,000
Consultant Design Contingency ¹	\$ 100,000	\$ 0	\$ 100,000
Total Estimated Design Budget	\$ 1,225,000	\$ 780,000	\$ 2,005,000

¹Consultant design contingency to address unforeseen airport sanitary sewer system rehabilitation design issues that may arise in the course of this contract work.

There is no anticipated staffing impact.

MARITIME AVIATION PROJECT LABOR AGREEMENT (MAPLA)

This contract is for sanitary sewer design professional services. The provisions of the Port of Oakland Maritime and Aviation Project Labor Agreement (MAPLA) apply to this professional services contract only to the extent it involves work within the craft jurisdiction of the unions signatory to the MAPLA, such as any field surveying, on-site soils and materials testing and inspection, and geotechnical and exploratory drilling work.

STRATEGIC PLAN

The action described herein would help the Port achieve the following goals and objectives in the Port's Strategic Business Plan (2018-2022).

<https://www.portofoakland.com/wp-content/uploads/Port-of-Oakland-Strategic-Plan.pdf>

- Goal: Modernize and Maintain Infrastructure
- Goal: Care for Our Environment

LIVING WAGE

Living wage requirements, in accordance with the Port's Rules and Regulations for the Implementation and Enforcement of the Port of Oakland Living Wage Requirements (the "Living Wage Regulations"), do not apply to this agreement as the service provider does not employ 21 or more employees working on Port-related work. However, the service provider will be required to certify that should living wage obligations become applicable, the service provider shall comply with the Living Wage Regulations.

SUSTAINABILITY

Port staff have reviewed the Port's 2000 Sustainability Policy and the Sustainability Opportunities Assessment Form. The sustainability opportunities noted in the form do not apply to this type of work because it does not involve a development project, purchasing of equipment, or operations that presents sustainability opportunities. However, the sequencing of work at Earhart Road and Airport Drive can affect sustainability and the scope of the sewer work itself promotes sustainability.

Earhart Road and Airport Drive pavements need rehabilitation. Airport Drive is included in the CIP for design in FY18-19 and construction in FY19-20. This overlaps with the planned sanitary sewer pipeline rehabilitation along Airport Drive. This work will be coordinated to assure that sanitary sewer pipeline rehabilitation construction is completed prior to roadway paving so that the newly installed pavement will not have to be removed to access the pipeline and the roadway repaved twice. Similarly, the Earhart Road sanitary sewer pipeline work will be scheduled for completion prior to the start of roadway paving. Proper sequencing of work promotes sustainability by reducing rework and waste.

This project also advances regional goals of protecting and improving water quality in the San Francisco Bay. The sanitary sewer improvements projects will reduce ground water infiltration and storm water inflow to the sanitary sewer system, thereby reducing the likelihood of wet weather discharges of partially treated sewage from EBMUD's wastewater treatment plan.

ENVIRONMENTAL

CEQA Determination: California Environmental Quality Act ("CEQA") Guidelines Section 15378(a) states that "Project" means the whole of an action that has a potential for resulting in either direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The general rule in Section 15061(b)(3) of the Guidelines additionally states that CEQA applies only to activities that have a potential for causing a significant effect on the environment. Because it can be seen with certainty that there is no possibility that entering into a professional services agreement with West Yost Associates for design services may have a significant effect on the environment, the action is not a "Project" under CEQA, and is not subject to CEQA under the General Rule Exclusion. No further review of this action under CEQA is required.

GENERAL PLAN

This project is for professional services and will not directly include any alteration of property. Development projects that result from these professional services will be subject to separate findings of conformity with the City of Oakland General Plan in accordance with Section 727 of the Charter.

OWNER-CONTROLLED INSURANCE PROGRAM (OCIP)

Professional service agreements are not subject to the Port's Owner Controlled Insurance Program (OCIP) as professional services are not construction activities.

OPTIONS

Staff has identified the following options for the Board's consideration:

- Authorize entering into a professional services agreement with West Yost Associates for a five-year term and an initial contract amount not to exceed \$1,225,000, and approve a budget of \$2,005,000 for the design of the following projects: lift stations AP06P and AP08P; and Earhart Road and Airport Drive sanitary sewer pipeline rehabilitation. This is the recommended action.
- Authorize entering into a professional services agreement with West Yost Associates for a contract amount not to exceed \$1,225,000 and approve a design budget of \$2,005,000 specific to design of lift stations AP06P and AP08P, and Earhart Road and Airport Drive sanitary sewer pipeline rehabilitation projects only. Direct Port staff to solicit SOQs on an annual basis through the formal RFQ process for the design of the sanitary sewer rehabilitation projects for each subsequent fiscal year. This option would require significant staff resources go through the selection process and manage the resulting multiple consultant contracts.
- Direct staff to select individual design consultants for each sanitary sewer rehabilitation project identified in the five-year CIP. This may be done through a combination of existing on-call contracts and project specific contracts. This option places the biggest demand on Port staff resources and will delay completion of all sanitary sewer rehabilitation projects currently identified in the 5-year CIP and could delay other projects on the CIP depending on Aviation Division priorities.

RECOMMENDATION

Staff recommends that the Board adopt a resolution authorizing the Executive Director to enter into a professional services agreement with West Yost Associates for a five-year term and an initial contract amount not to exceed \$1,225,000, and approve a budget of \$2,005,000 for the design of the following projects: Lift Stations AP06P and AP08P; and Earhart Road and Airport Drive sanitary sewer pipeline rehabilitation.