

Board Meeting December 12, 2018

Agenda Addendum Item 9(A)

(Attachment C)



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: September 14, 2016

To: Board of Directors

From: Paavo Ogren, General Manager

Subject: **Agenda Item # 8(A) : Consideration of recommendations to authorize the General Manager to obtain proposals from architecture/engineering firms to evaluate utility yard facilities, and to prepare options for repairs, replacement and site layout; and to work with neighboring property owners on possible easements benefitting an adjacent property.**

Recommendation

It is recommended that your Board authorize the General Manager to:

1. Obtain proposals from architecture/engineering firms to evaluate utility yard facilities, and to prepare options for repairs, replacement and site layout.
2. To work with the neighboring property owner of 1929 Wilmar Avenue on possible easements to their benefit.

Discussion

The District's utility yard is located at 1935 Wilmar Avenue, as illustrated on the attached vicinity map. Also attached are photos that illustrate some of the existing conditions and the need to address options for repairs, replacement and site layouts. Obtaining proposals at this time to initiate facilities planning for the utility yard will allow the work to be prepared concurrent with other upcoming work on infrastructure needs. Separately, the District has been awarded grants to fund engineering efforts on deferred water system infrastructure, and the District has allocated funds in the current budget to evaluate wastewater system needs. As a result, by initiating utilities yard facilities evaluations at this time, the District will be in a better position to understand overall needs for developing long-term infrastructure plans.

In addition to addressing deferred maintenance for the utility yard, the owner of an adjacent property located at 1929 Wilmar Avenue has inquired whether the District would consider providing an



easement through District property along 19th Street, which is adjacent to both the utility yard and the private property. Attached is preliminary site lay-outs depicting property lines and other features provided by the owner's architect, which staff will describe in greater detail during staff presentation of this item. Authorizing the General Manager to work with the property owner on their request for an easement will benefit the District by helping to ensure that utility yard options are fully evaluated.

Together, evaluating the existing District facilities and the request of the adjacent property owner is an opportunity to coordinate District needs with the property owner's request. If the General Manager is authorized to work with the neighboring property owner, no commitments will be provided to the property owner until after proposals are received for facilities planning, options are identified by the selected architect/engineer, and presentations are provided to the Board of Directors.

Other Agency Involvement

No other agencies are involved at this time.

Other Financial Considerations

A maximum fee for the proposals can be established at an amount not-to-exceed \$25,000 and would be funded from water fund, sewer fund, and garbage fund reserves. A budget adjustment will be needed at such time that the proposals are reviewed by the Board of Directors and a professional services contract is approved by the Board of Directors.

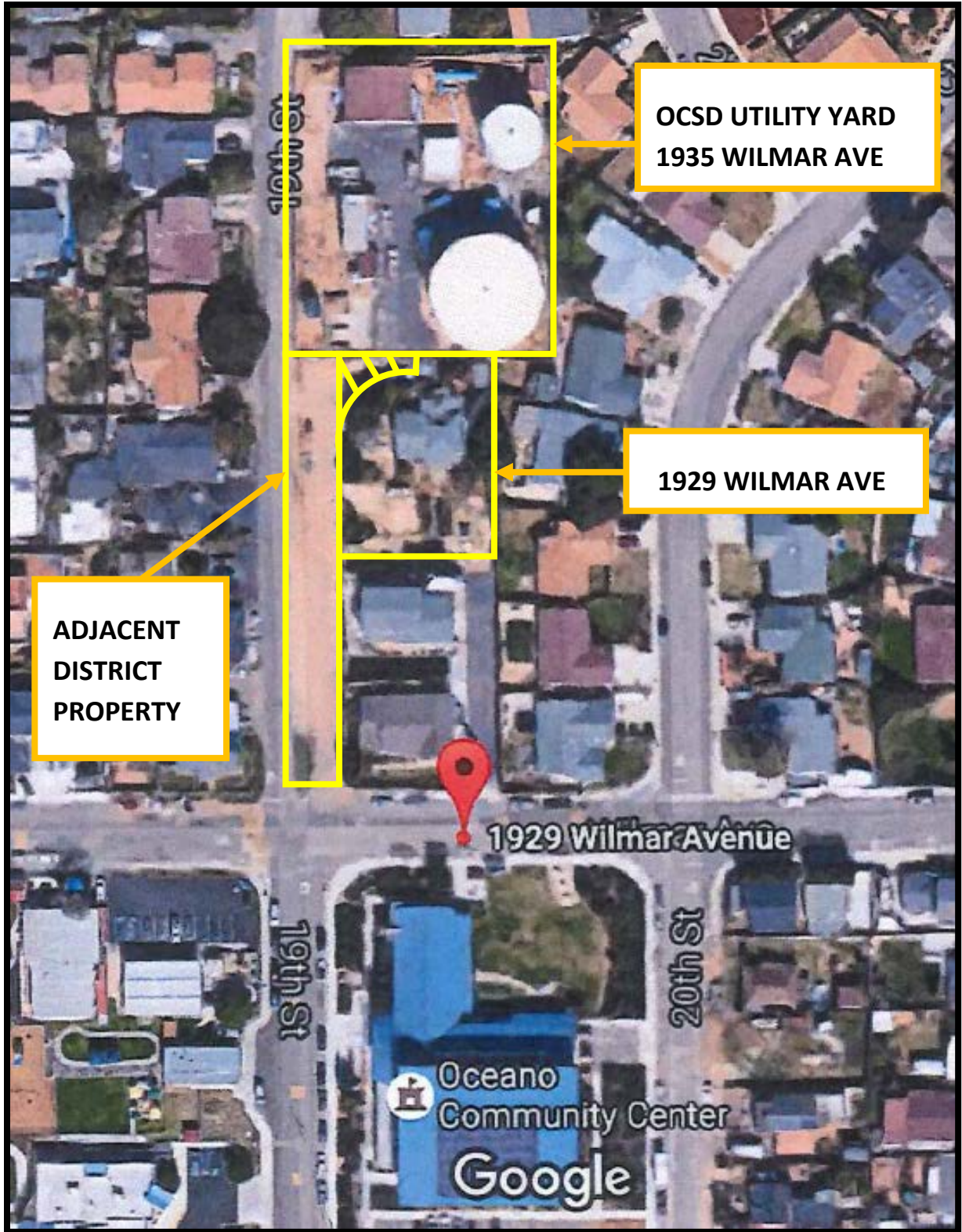
Results

Initiating facilities planning for the utility yard, in coordination with the neighboring property owner, will help improve the District's overall infrastructure work and promote a well governed community.

Attachments:

- Vicinity Map
- Photos of District Utility Yard
- Adjacent property site evaluations

Vicinity Map





View from Street

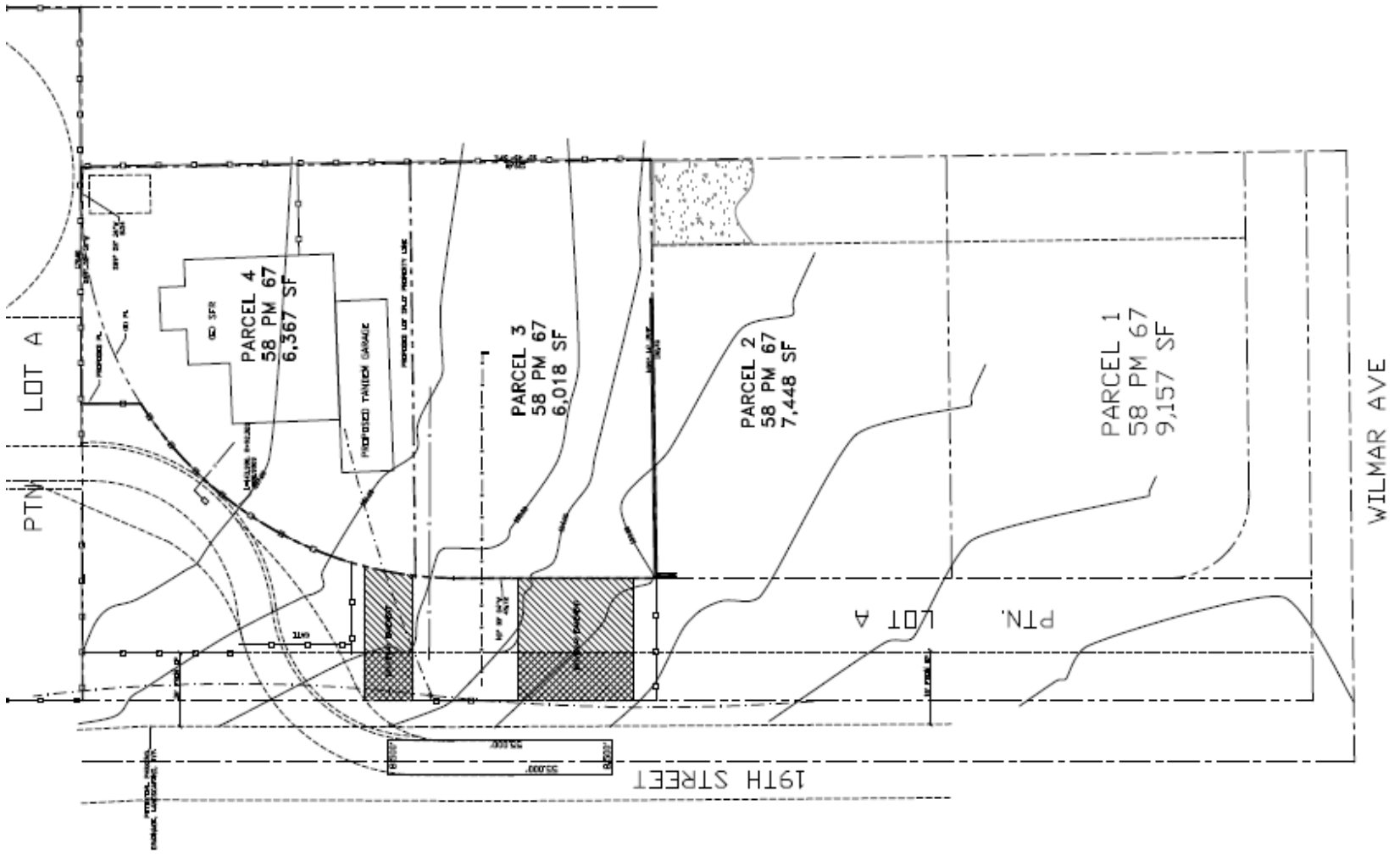


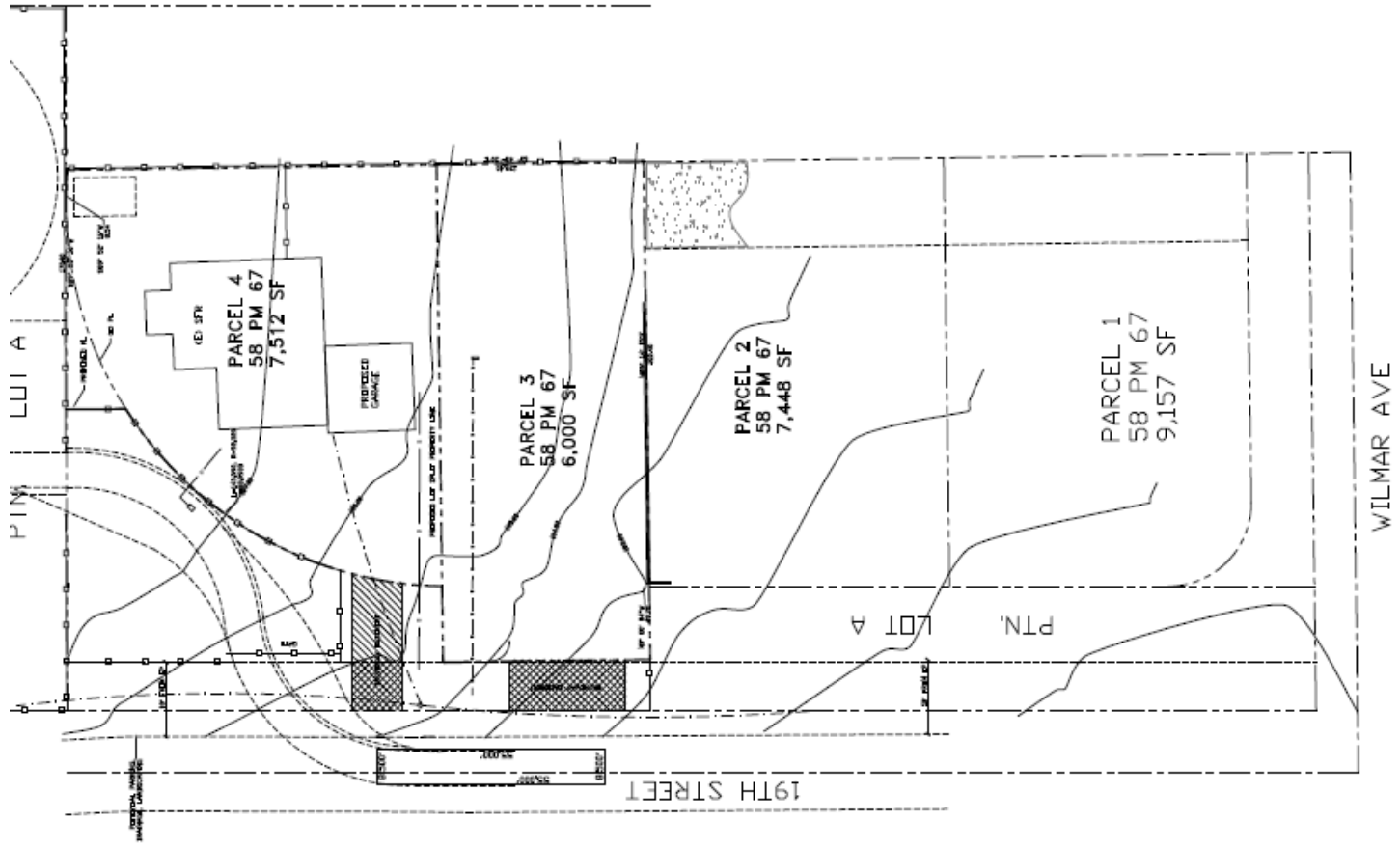
Roofing



Water Damage









Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: July 12, 2017

To: Board of Directors

From: Paavo Ogren, General Manager

Subject: Agenda Item #9(B): Consideration of a recommendation to select a proposal on preparing a utility yard site plan with a budget adjustment in the amount of \$25,000.

Recommendation

It is recommended that your Board:

- A. Approve the proposal from RRM design group and direct the President to execute a purchase order.
- B. Approve a budget adjustment in the amount of \$25,000; with \$10,000 from the Water Fund Contingency Reserves, \$10,000 from Sewer Fund Contingency Reserves and \$5,000 from Garbage Fund Contingency Reserves.

Discussion

In accordance with District purchasing policies, staff solicited proposals from three firms and obtained two to prepare a site plan and cost estimates for the utility yard. Direction to obtain proposals was initially considered and approved by your Board on September 14, 2016 subject to a needed budget adjustment. During budget reviews on April 12, 2017 and June 28, 2017, it was determined that sufficient savings were generated during fiscal year 2016/17 to fund the work. The use of contingency reserves will be replenished in the final 2017/18 budget with savings from the 2016/17 budget when your Board considers final 2017/18 budget actions on August 23, 2017.

The attached proposals to prepare a site plan and develop cost estimates for the utilities yard were received from RRM design group and Fraser Seiple Architects. The proposals were reviewed by the General Manager and Directors Angello and Brunet. Overall, the two proposals were relatively consistent and can be funded within the amounts previously reviewed by your Board.



Other Agency Involvement

No other agencies are involved at this time. The outcomes of the work effort will be incorporated into the District's infrastructure program and permit requirements from other agencies will be reviewed at such time that project efforts are initiated.

Other Financial Considerations

The attached photos provide an indication of the status of structures at the utilities yard. The age and condition of the facilities will result in costs. Site planning, reviewing options and working with neighboring property owners will help ensure the most cost effective approach to future use of the utilities yard and related facilities.

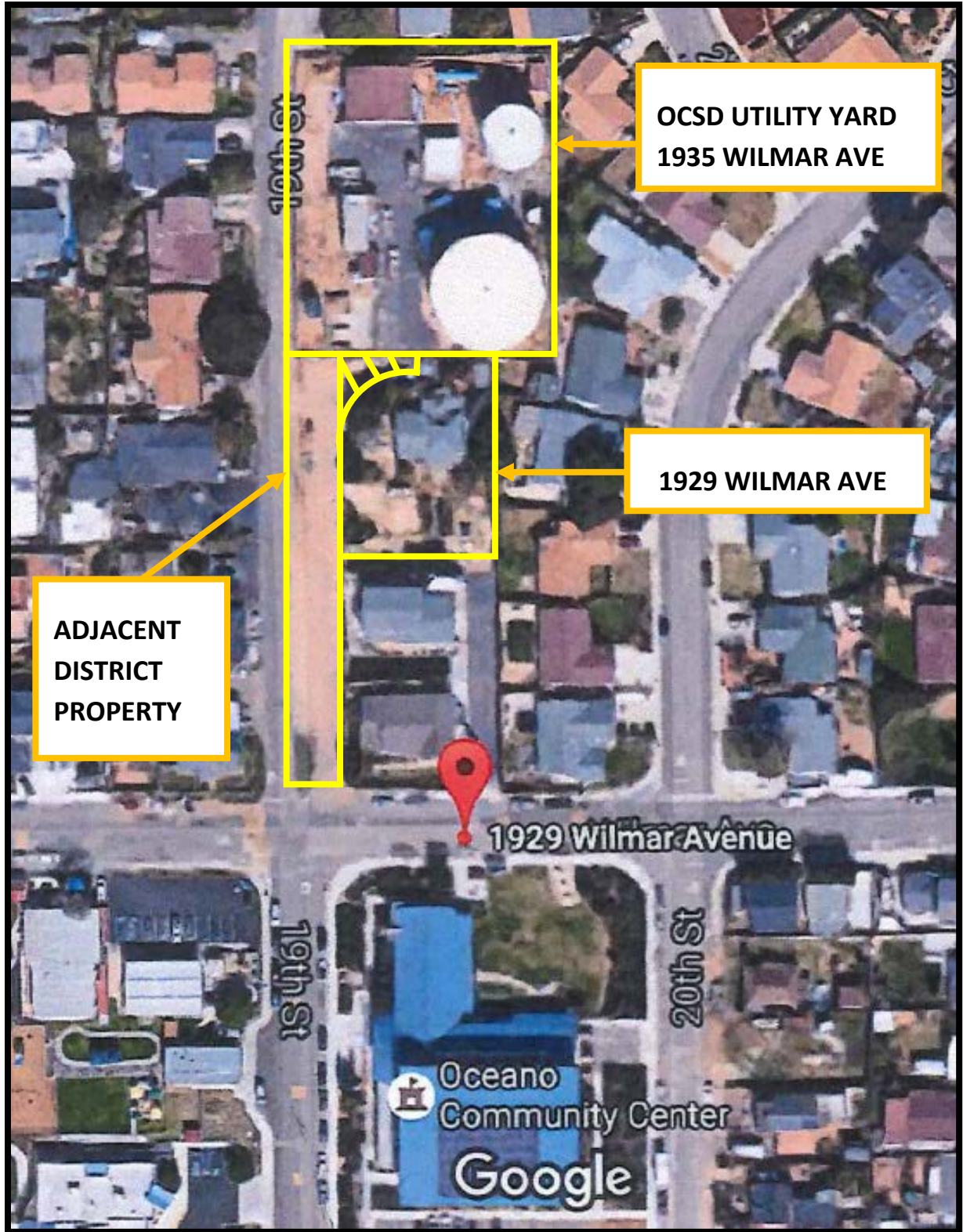
Results

Preparing the utilities yard site plan and cost estimates will address several issues including District needs, the impact that existing facilities have on street aesthetics, and opportunities to work with neighboring property owners on improving access, parking and landscaping.

Attachments:

- Vicinity Map
- Photos
- Proposals

Vicinity Map





View from Street



Roofing



Water Damage





February 6, 2017

Transmitted via email: ocsdgm@oceanocsd.org

Paavo Ogren, General Manager
Oceano Community Services District
P.O. Box 599
Oceano, CA 93475

**RE: OCSD Water Facility Upgrades Feasibility Study
Proposed Scope of Services**

Dear Paavo,

RRM Design Group understands Oceano Community Services District (OCSD) is considering upgrades to the existing water facility on 19th Street and is in need of feasibility studies and project cost data to help move the project forward.

We look forward to this opportunity to provide design support for you and your organization. RRM has resources available to assemble a design team and begin work immediately. Please contact me if you have any comments or questions on our proposal.

PROJECT UNDERSTANDING

Feasibility study to consider upgrades for existing water facility. Project objectives include the following:

- Replacement office space
- Replacement shop/storage building
- Parking area expansion and reconfiguration
- Covered parking for large equipment
- Improved “curb appeal” for the facility
- Accommodating request for vehicle access to adjacent residential property

3765 S. Higuera St., Ste. 102 • San Luis Obispo, CA 93401
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a California corporation • Lenny Grant, Architect C26973 • Jerry Michael, PE 36895, LS 6276 • Jeff Ferber, LA 2844

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Attachment - RRM Proposal
Attachment "C"



SCOPE OF SERVICES

Task A.1: As-Built Verification

Record drawings provided by OCSD will be reviewed by RRM architect and engineers and updated as needed based on field observation and photo survey.

Deliverables:

- *Review CAD files provided by Client, reformat for use during design studies*
- *Field observations and photo survey*
- *Update as-built plans as needed*
- *Prepare base plan graphics for use during Schematic Design*

Task A.2: Program Development

RRM architects will work with OCSD to develop Program documents to define space requirements and identify any special equipment and operational needs. The Program will be presented for Client review and refined as needed for Final Draft Project Program.

Deliverables:

- *Attend programming meetings with OCSD project team*
- *Develop preliminary Program to document space needs, required adjacencies, and any special design features*
- *Prepare Final Draft Program based on Client review and comment*

Task A.3: Schematic Design – Architectural

RRM architects will develop a series of site plan diagrams and building mass studies based on Client-approved Project Program. Options will be presented for Client input, and the preferred layout will be further refined into Schematic Plans that are suitable for construction cost analysis.

Deliverables:

- *Develop Conceptual Site Plan studies*
- *Develop conceptual building mass studies*
- *Present Concept Plans for review by OCSD project team*
- *Refinements to preferred space plan alternative*
- *Schematic Architectural Plans*



Task A.4: Schematic Design – Civil

RRM civil engineers will evaluate existing site conditions and develop a conceptual design for stormwater management improvements needed for proposed facility upgrades. Following conceptual review by OCSD project team, the civil design will be further refined into a Schematic Plan suitable for construction cost analysis.

Deliverables:

- Investigate and document existing site conditions
- Develop Conceptual Drainage Plans
- Schematic Civil Plans

Task A.5: Project Coordination and Cost Estimate

RRM will retain a subconsultant to prepare preliminary construction cost analysis and integrate that information with Schematic Plans to provide OCSD with a comprehensive Feasibility Study Report.

Deliverables:

- Statement of Probable Construction Cost
- Draft and final report for the Feasibility Study

FEE SUMMARY

TASK	DESCRIPTION	T&M (see footnote)
Basic Services		
A.1	As-Built Verification	\$ 2,500
A.2	Program Development	\$ 2,500
A.3	Schematic Design – Architectural	\$ 10,000
A.4	Schematic Design – Civil	\$ 5,000
A.5	Project Coordination and Cost Estimate	\$ 4,500
SUMMARY OF FEES:		\$ 24,500
Estimated Reimbursable Expenses:		\$ 500
ESTIMATED PROJECT TOTAL:		\$ 25,000



Fee Footnote

Estimated fees for tasks shown as “Time and Materials” (T&M) are provided for informational purposes. Amounts billed for these tasks, which will reflect actual hours worked may be more or less than the estimate given.

Reimbursable Expenses

All expenses incurred will be reimbursed pursuant to the rates, terms, and conditions in the enclosed Exhibit A-I. The actual cost for direct expenses may be more or less than the estimate shown.

SERVICES AND/OR INFORMATION TO BE PROVIDED BY CLIENT

- Existing survey and utility maps
- Coordinate review by adjacent residential property owner(s)

LIMITATIONS OF SCOPE AND EXCLUSIONS

Please note that the tasks to be performed by the RRM team are limited purely to those outlined above. Substantive changes requested by the client or changes in the client’s program or direction that are inconsistent with prior approvals are subject to additional services fees. Any additional services that RRM Design Group is asked to perform over and beyond those described above will be billed on a negotiated and client-approved, fixed-fee or hourly basis per the terms of the enclosed Exhibit A-I.

The following services or tasks are specifically excluded from the scope:

- Hazardous material testing and/or removal
- Design of water facility piping, tanks, and control systems
- Electrical utility analysis or design
- Construction Documents and Specifications

EXHIBIT A-1: GENERAL PROVISIONS AND CONDITIONS

RRM Design Group and Client agree that Exhibit A-I is hereby made part of this proposal.



Paavo, if you have any questions or require clarification of the scope of services, Exhibit A-1, or fees outlined, above please do not hesitate to call us. If this scope of services is acceptable, please sign below and on the enclosed Exhibit A-1, indicating mutual agreement of the terms of this proposal; return one set to RRM and retain one set for your records. Thank you again for this opportunity.

Sincerely,

RRM DESIGN GROUP

Pat Blonde
Architect/Project Manager
CA License No. C14553

Leonard Grant, AIA
Principal
CA License No. C26973

The person signing and executing this contract for the Client represents and warrants that they are duly authorized and has the legal capacity and actual authority to bind the Client to each and every term, condition, and obligation of this contract and that all requirements of the Client have been fulfilled to provide such authority.

AUTHORIZATION TO PROCEED BY CLIENT REPRESENTATIVE:

Sign

Date

Print Name, Title

Billing Address (if different from mailing address)

Billing Email (please identify person's name and email address to receive electronic invoices)

jmwN:\X-FILES\X-Files-0701\X0789-01-CO17-Oceano-CSD-Water-Utilities-Redevelopment\Proposal\Original-Docs\pb-OCSD-Scope-and-Fee-Draft-02-03-17-Admin.docx



EXHIBIT A-1

General Provisions and Conditions

The following are the terms and conditions under which RRM Design Group agrees to provide professional services to Client. This Exhibit is intended to supplement the Agreement to which it is attached, and together with any other exhibits shall comprise the "Agreement." Capitalized terms not defined herein shall have the meaning ascribed to them in the Agreement.

EMPLOYEE RATES (HOURLY). Unless otherwise agreed in advance, the fees for professional services performed by RRM Design Group shall be performed on a time and materials basis at RRM Design Group's then-current rates for such work. Schedule I attached hereto sets forth a description of RRM Design Group standard hourly rates for its employees as of the date of this Agreement. Hourly rates may vary according to employee experience and proficiency. Hourly rates for expert witness services or depositions shall be subject to a premium of 2x the standard hourly rate. Overtime for non-exempt employees, if requested by Client, shall be charged as at 1.25x the standard hourly rate.

SUBCONSULTANT EXPENSES. The fee for subconsultants of RRM Design Group shall be actual cost plus 10% to cover RRM Design Group's overhead and administrative expenses. Typical subconsultants may include:

- Structural Engineer
- Geotechnical Consultant
- Cost Estimator
- Electrical Engineer
- Traffic Consultant
- Irrigation Consultant
- Mechanical Engineer
- Archaeological Consultant
- Soils Consultant

RRM Design Group shall not be responsible for subconsultants' data, interpretations, and recommendations.

REIMBURSABLE EXPENSES. Clients shall reimburse RRM Design Group for incidental expenses incurred by RRM Design Group, or any subconsultant it may hire to perform services for the Project, at actual cost plus 10% to cover its overhead and administrative expenses.

Reimbursable expenses shall include, but are not limited to, reproduction costs, postage, shipping and handling of drawings and documents, long distance communications, fees paid to authorities having jurisdiction over the Project, the expense of any additional insurance

requested by Client in excess of that normally carried by RRM Design Group or its subconsultants, travel expenses (transportation/automobile/lodging/meals), renderings, and models. Reimbursable automobile travel mileage will be billed at the current IRS business standard mileage rate.

RRM DESIGN GROUP REPRODUCTIONS. Photocopies shall be charged at a rate of \$.20 per copy. All other types of RRM Design Group reproductions including, but not limited to, blueprinting, process camera, typesetting, printing, and plotting, shall be billed at RRM Design Group's internal price sheet or, in the case of work sent to outside vendors, at the local vendor's current rate plus 10% to cover RRM Design Group overhead and administrative expenses.

FEES AND PAYMENTS. Fees for employee rates, subconsultant expenses, reimbursable expenses, and RRM Design Group reproductions shall be billed to Client on an "as-performed basis," unless otherwise agreed by the parties in advance. **PAYMENT SHALL BE DUE AND PAYABLE UPON PRESENTATION.** In order to defray carrying charges resulting from delayed payments, a finance charge at 1.5% (or the maximum rate allowed by law, whichever is less) per month shall be added to the unpaid balance after thirty (30) days from the date of RRM Design Group's invoice. RRM Design Group, without any liability to Client, reserves the right to withhold services and work product pending payment of Client's outstanding indebtedness or advance payment as required by RRM Design Group.

COMMENCEMENT OF WORK. RRM Design Group's work will commence immediately upon receipt of a notice to proceed signed by Client. If notice to proceed is delayed beyond thirty (30) days, it is understood that the terms and conditions of this Agreement are subject to revision.

TERMINATION OR SUSPENSION. Either party may terminate or suspend this Agreement upon seven (7) days prior written notice if the other party materially breaches any provision of this Agreement and fails within seven (7) days after receipt of written notice from the non-breaching party to commence, and continue, correction of such breach with diligence and promptness. Failure of Client to make payments to RRM



Design Group when due in accordance with this Agreement shall constitute a material breach of this Agreement and cause for termination or, at RRM Design Group's option, cause for suspension of performance of services. In the event of a suspension or termination of services as a result of Client's failure to pay, RRM Design Group shall have no further obligation or liability for loss or damage incurred by Client, including damage caused by delay, loss of agency approvals, loss of financing, or interest expenses, because of such suspension or termination of service. Before resuming services, RRM Design Group shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of RRM Design Group's services. RRM Design Group's fees for the remaining services and the time schedules shall be equitably adjusted.

Notwithstanding any provision to the contrary, RRM Design Group shall be entitled to immediately, and without notice, suspend the performance of any and all its obligations pursuant to this Agreement if Client files a voluntary petition seeking relief under the United States Bankruptcy Code or if there is an involuntary petition filed against Client in the United States Bankruptcy Court and that petition is not dismissed within fifteen (15) days of its filing. Any suspension of services made pursuant to the provisions of this paragraph shall continue until such time as this agreement had been fully and properly assumed in accordance with the applicable provisions of the United States Bankruptcy Code and in compliance with the final order or judgment issued by the Bankruptcy Court. If the suspension of services continues for a period in excess of ninety (90) days, RRM Design Group shall have the right to terminate all services pursuant to this Agreement.

ADDITIONAL SERVICES. Client agrees that if Client requests services not specified in the scope of services described in this Agreement, Client will pay for all such additional services on a time and materials basis as extra services in accordance with the Employee Rates and Subconsultant Expenses described above, and any other provisions of this Agreement. Client agrees to reimburse RRM Design Group at its then standard rates for any unreimbursed costs it incurs to comply with any request or subpoena by any attorney, legal authority, or court of law to provide records, testimony, depositions, or any other form of information related to any legal action involving Client in which RRM Design Group is not a named party.

ADDITIONAL DOCUMENTS. RRM Design Group shall not be required to execute any document subsequent to the signing of this Agreement that might in any way, in the judgment of RRM Design Group, breach RRM Design Group's contractual or legal obligations or put at risk the availability or costs of its professional (if any) or general liability insurance.

LIMITATION OF LIABILITY. IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH THE CLIENT AND RRM DESIGN GROUP, THE RISKS HAVE BEEN ALLOCATED SUCH THAT THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF RRM DESIGN GROUP TO THE CLIENT FOR ANY AND ALL CLAIMS, LOSSES, COSTS, DAMAGES OF ANY NATURE WHATSOEVER OR CLAIMS EXPENSES FROM ANY CAUSE OR CAUSES, INCLUDING ATTORNEYS' FEES AND COSTS AND EXPERT-WITNESS FEES AND COSTS, SO THAT THE TOTAL AGGREGATE LIABILITY OF RRM DESIGN GROUP TO THE CLIENT SHALL NOT EXCEED RRM DESIGN GROUP'S TOTAL FEE FOR SERVICES RENDERED ON THIS PROJECT. IT IS INTENDED THAT THIS LIMITATION APPLY TO ANY AND ALL LIABILITY OR CAUSE OF ACTION HOWEVER ALLEGED OR ARISING, UNLESS OTHERWISE PROHIBITED BY LAW.

THE PARTIES FURTHER AGREE THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES.

By initialing and dating the following, each party agrees and accepts the limitations of liability described in this section:

 February 6, 2017
RRM Design Group Date

Client Date

INDEMNIFICATION. Client shall indemnify, defend, and hold harmless RRM Design Group and its officers, directors, partners, members, employees, agents, retained consultants, and representatives from and against all damages, claims, losses, liens debts, expenses, causes of action, obligations, and judgments, including reasonable attorney's fees and costs, caused by the negligent acts or omissions or misrepresentations of



Client or Client's consultants, their officers, directors, partners, members, employees, agents, and representatives with respect to the Project or the default by Client hereunder but not to the extent caused by others for whom Client and its consultants are not responsible hereunder.

Subject to any limitations set forth in this Agreement, RRM Design Group shall indemnify and hold harmless Client and its officers, directors, members, and employees (collectively, the "Indemnitees"), but not any general contractor or others performing services for the Project, from and against all damages, losses, liens, judgments, and expenses caused by the negligent acts or omissions of RRM Design Group and its agents, representatives, employees, consultants, and contractors with respect to this Project or the default of RRM Design Group hereunder, but not to the extent caused by the Indemnitees or others for whom RRM Design Group is not responsible hereunder.

These indemnification provisions shall survive the termination of this Agreement and shall remain in full force and effect as long as permitted by applicable statutes of limitation.

INSURANCE. RRM Design Group shall obtain and maintain until completion of the services liability, property, and casualty insurance from a responsible insurer having minimum limits of not less than \$1,000,000.00 for general liability and \$1,000,000.00 for property and casualty losses for each occurrence and workers' compensation insurance in the amount of the statutory requirement. Client understands and acknowledges that RRM Design Group is not obligated to provide professional liability insurance.

TITLE. It is understood and agreed that all calculations, drawings, reports, specifications, documents, and data developed for the Project, including drawings, reports, and data on any form of electronic media, developed for the Project (collectively, the "Project Materials") shall remain the property of RRM Design Group, who shall be deemed the author, and shall retain all common law, statutory law, and other rights, including copyrights, whether or not the Project is completed. Client agrees to not transfer to others, use, or permit any other person to use the Project Materials, in whole or in part, for any purpose or project other than the Project, without the prior written consent of RRM Design Group. Client further agrees to waive all claims against RRM Design Group resulting in any way from any unauthorized changes or reuse of the Project Materials

for any other project by anyone other than RRM Design Group. Upon request and payment of all costs involved, Client is entitled to a copy of all final plans and specifications for use in connection with the Project for which the plans and specifications have been prepared. Client acknowledges that its right to utilize final plans and specifications and the services of RRM Design Group pursuant to this Agreement will continue only so long as Client is not in default, pursuant to the terms and conditions of this Agreement, and Client has performed all of its obligations under this Agreement.

CLIENT RESPONSIBILITIES. Client shall provide RRM Design Group with full information including a program setting forth Client's design objectives, constraints, and construction budget criteria as applicable.

In addition, Client shall provide all information it has access to that relates to the site and the Project that may in any way bear upon the services of RRM Design Group hereunder, including but not limited to, a legal description of the site, site survey, a site plan, the location of utilities and underground structures at the site, previous technical reports, and any previous environmental assessments or audits.

Client shall obtain all necessary authorizations and permits to allow RRM Design Group to have access to the site at reasonable times throughout its performance of this agreement. RRM Design Group will take reasonable precautions to minimize damage to the site, but unavoidable damage or alteration may occur and Client agrees to assume responsibility for the same. Client agrees to assume responsibility for damages due to RRM Design Group's interference with subterranean structures, such as pipes, tanks, and utility lines, that are not correctly shown on the documents provided to RRM Design Group by Client or any third party.

Client further agrees that to the extent work on an existing site or facility requires RRM Design Group to make certain assumptions regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portion of the job site or facility, RRM Design Group may not be able to obtain complete information about existing conditions. Client agrees to indemnify RRM Design Group to the fullest extent allowed by law concerning any loss and/or claim which may arise from site conditions of which RRM Design Group has not been informed.



Client shall furnish all legal, accounting, and insurance counseling services as may be necessary at any time for the Project, including auditing services Client may require to verify the Contractor's applications for payment or to ascertain how or for what purposes the Contractor uses the moneys paid by Client. The information above shall be furnished at Client's expense and RRM Design Group shall be entitled to rely upon the accuracy and completeness thereof.

If Client observes or otherwise becomes aware of any fault or defect in the Project or nonconformance with this Agreement, prompt written notice shall be given by Client to RRM Design Group.

Client shall furnish information and shall review RRM Design Group work and provide decisions as expeditiously as necessary for the orderly progress of the Project and of RRM Design Group's services.

Client understands and acknowledges that if the scope of services includes RRM Design Group's assistance in applying for governmental permits or approvals, RRM Design Group's assistance shall not constitute a representation, warranty, or guaranty that such permits or approvals will be acted upon favorably by any governmental agency.

STANDARD OF PERFORMANCE. The standard of care for all professional and related services performed or furnished by RRM Design Group under this Agreement shall be in accordance with generally accepted professional practice in the same or similar localities at the time the services are performed. RRM Design Group makes no warranties, express or implied, under this Agreement or otherwise in connection with RRM Design's services. Client acknowledges that changes to this Project will inevitably be required as a result of minor omissions, ambiguities, or inconsistencies in the plans and specifications, and therefore Client agrees to make no claim against RRM Design Group with respect to claims by the Project's contractors or others as a result of such omissions, ambiguities, or inconsistencies.

OPINION OF PROBABLE COST. Any evaluation of Client's budget for the Project, preliminary estimates or updated estimates of probable cost prepared by RRM Design Group represent RRM Design Group's opinion as an experienced and qualified professional generally familiar with the industry. It is recognized, however, that neither RRM Design Group nor Client has control over the cost of labor, materials, equipment, or services

provided by others or over competitive bidding, market, or negotiating conditions. Accordingly, RRM Design Group cannot and does not warrant or represent that bids or negotiated prices will not vary from Client's budget for the Project or any estimate or evaluation prepared or agreed to by RRM Design Group.

HAZARDOUS ENVIRONMENTAL CONDITION.

Client acknowledges that RRM Design Group's scope of services for this Project does not include any services related in any way to asbestos, PCB's, petroleum and/or hazardous or toxic materials (collectively, "Hazardous Materials"). Should RRM Design Group or any other party encounter any Hazardous Materials on the job site, or should it in any other way become known that Hazardous Materials are present or may be present on the job site or any adjacent or nearby areas which may affect RRM Design Group's services, RRM Design Group may, at its option, suspend or terminate work on the Project until Client: (i) retains a qualified contractor to abate and/or remove the Hazardous Materials; and (ii) warrants that the job site is free from any Hazardous Materials and is in full compliance with applicable laws and regulations. Client further agrees to defend, indemnify, and hold harmless RRM Design Group, its officers, directors, principals, employees, and subconsultants, from any Hazardous Materials related claims that may be brought by third parties.

MEDIATION. In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, the Client and RRM Design Group agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation unless the parties mutually agree otherwise. The Client and RRM Design Group further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers, and fabricators, thereby providing for mediation as the primary method for dispute resolution between the parties to all those agreements.

ARBITRATION. In the event the parties to this Agreement are unable to reach a settlement of any dispute involving an amount of less than \$100,000.00 arising out of this Agreement or related to the services under this Agreement in accordance with the Mediation section above, then such disputes may, with the consent



of both parties, be settled by binding arbitration in accordance with the rules of California Code of Civil Procedure §§ 1280 through 1294.2 and any successor provisions thereto. Except as otherwise provided herein, arbitration shall be the exclusive dispute resolution process. Any party may commence arbitration by sending a written demand for arbitration to the other parties. Such demand shall set forth the nature of the matter to be resolved by arbitration. The place of arbitration shall be in the County of San Luis Obispo, California. The substantive law of the State of California shall be applied by the arbitrator to the resolution of the dispute. The parties shall share equally all initial costs of arbitration. The prevailing party shall be entitled to reimbursement of reasonable attorney fees, costs, and expenses incurred in connection with the arbitration. All decisions of the arbitrator shall be final, binding, and conclusive on all parties. Judgment may be entered upon any such decision in accordance with applicable law in any court having jurisdiction thereof. The arbitrator (if permitted under applicable law) or such court may issue a writ of execution to enforce the arbitrator's decision.

LIENS. This Agreement shall not be construed to alter, affect, or waive any design professional's lien, mechanic's lien, or stop notice right which RRM Design Group may have for the performance of services pursuant to this Agreement. Client agrees to provide to RRM Design Group the present name and address of the record owner of the property upon which the Project is located. Client also agrees to provide RRM Design Group with the name and address of any and all lenders who may loan money on the Project and who are entitled to receive a preliminary notice.

SUCCESSORS AND ASSIGNS. All of the terms, conditions, and provisions of this Agreement shall inure to the benefit of and be binding upon Client, RRM Design Group, and their respective successors and assigns provided, however, that no assignment of this Agreement shall be made without the written consent of the parties to this Agreement.

FORCE MAJEURE. RRM Design Group is not responsible, and shall not be deemed in default, for delay caused by activities or factors beyond RRM Design Group's reasonable control, including, but not limited to, delays by reason of strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of Client to furnish timely information or approve or disapprove of RRM Design Group's services promptly, or faulty performance by Client or other contractors or

governmental agencies. To the extent such delays cause RRM Design Group to perform extra services, such services shall be paid for by Client in accordance with the terms of this Agreement.

OTHER PROVISIONS. This Agreement represents the entire agreement between RRM Design Group and Client and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both RRM Design Group and Client. All rights and remedies conferred under this Agreement or by any other instrument or law shall be cumulative and may be exercised singularly or concurrently. Failure by either party to enforce any contract term shall not be deemed a waiver of future enforcement of that or any other term. The provisions of this Agreement are declared to be severable. Any notice, request, authorization, direction, or other communication under this Agreement shall be given in writing and delivered in person or by certified or first-class United States mail, properly addressed and stamped with the required postage to the intended recipient.

EXHIBIT A-1: SCHEDULE 1

Bill Rate Ranges

Subject to change effective March 1st each year

Accounts Payable	\$ 45 - \$ 75
Administrative Assistant	\$ 40 - \$ 80
Administrative Support	\$ 40 - \$ 60
Agency Coordinator	\$ 55 - \$ 105
Architect	\$ 100 - \$ 150
Assistant Designer	\$ 70 - \$ 95
Assistant Manager of Architecture	\$ 120 - \$ 175
Assistant Planner	\$ 70 - \$ 95
Associate Designer	\$ 75 - \$ 115
Associate Planner	\$ 75 - \$ 115
Billing Clerk	\$ 40 - \$ 60
Billing Coordinator	\$ 45 - \$ 80
Chief Executive Officer	\$ 170 - \$ 270
Chief Operations Officer	\$ 135 - \$ 280
Construction Inspector	\$ 105 - \$ 150
Controller	\$ 110 - \$ 245
Design Director	\$ 130 - \$ 190
Designer I - Architecture	\$ 50 - \$ 100
Designer I - Engineering	\$ 40 - \$ 70
Designer II - Architecture	\$ 70 - \$ 110
Designer II - Engineering	\$ 55 - \$ 95
Designer III - Architecture	\$ 85 - \$ 145
Designer III - Engineering	\$ 75 - \$ 115
Engineer I	\$ 75 - \$ 100
Engineer II	\$ 90 - \$ 115
Facilities Coordinator	\$ 45 - \$ 75
Facilities Supervisor	\$ 60 - \$ 100
File Clerk	\$ 30 - \$ 55
Human Resources Assistant	\$ 45 - \$ 75
Human Resources Generalist	\$ 60 - \$ 100
Information Technology Assistant	\$ 40 - \$ 65
Information Technology Technician	\$ 60 - \$ 105
Information Technology Server/LAN Administrator	\$ 80 - \$ 135
Interior Designer I	\$ 51 - \$ 88
Interior Designer II	\$ 80 - \$ 105
Intern	\$ 35 - \$ 65
Job Captain	\$ 85 - \$ 145
Landscape Architect	\$ 90 - \$ 140
Manager of Architecture	\$ 150 - \$ 220
Manager of Engineering Services	\$ 150 - \$ 225
Manager of Human Resources	\$ 90 - \$ 145
Manager of Information Technology	\$ 105 - \$ 170
Manager of Landscape Architecture	\$ 134 - \$ 204
Manager of Marketing	\$ 95 - \$ 145

Manager of Planning	\$ 135 - \$ 205
Manager of Surveying	\$ 135 - \$ 210
Marketing Assistant	\$ 50 - \$ 65
Marketing Coordinator	\$ 60 - \$ 100
Office Coordinator	\$ 40 - \$ 80
Party Chief	\$ 80 - \$ 135
Payroll Administrator	\$ 45 - \$ 80
Principal	\$ 155 - \$ 250
Principal Landscape Architect	\$ 120 - \$ 190
Principal Planner	\$ 120 - \$ 190
Project Accountant	\$ 65 - \$ 100
Project Engineer	\$ 95 - \$ 125
Project Manager Architect	\$ 100 - \$ 160
Project Manager Engineer	\$ 115 - \$ 210
Receptionist	\$ 40 - \$ 65
Recruiter	\$ 70 - \$ 110
Senior Architect	\$ 125 - \$ 185
Senior Designer - Architecture	\$ 105 - \$ 150
Senior Designer - Engineering	\$ 90 - \$ 150
Senior Designer - Landscape Architecture	\$ 100 - \$ 145
Senior Engineer	\$ 115 - \$ 185
Senior Interior Designer	\$ 85 - \$ 130
Senior Land Surveyor	\$ 105 - \$ 160
Senior Landscape Architect	\$ 105 - \$ 145
Senior Marketing Coordinator	\$ 75 - \$ 115
Senior Party Chief	\$ 105 - \$ 160
Senior Planner	\$ 100 - \$ 145
Senior Project Engineer	\$ 115 - \$ 185
Senior Project Manager - Architecture	\$ 130 - \$ 195
Supervisor of Surveying	\$ 125 - \$ 175
Survey Technician I	\$ 45 - \$ 70
Survey Technician II	\$ 55 - \$ 100
Survey Technician III	\$ 75 - \$ 130

Survey Crew Rates

REGULAR	
One person w/ GPS or Robotic Workstation	\$ 125 - \$ 155
Two person	\$ 175 - \$ 290
Three person	\$ 235 - \$ 390
PREVAILING WAGE	
One person w/ GPS or Robotic Workstation	\$ 150 - \$ 180
Two person	\$ 225 - \$ 340
Three person	\$ 325 - \$ 490





July 5, 2017

Paavo Ogren, General Manager
Oceano Community Services District
1655 Front Street
Oceano, CA 93445

RE: **PROPOSAL FOR FEASIBILITY AND PLANNING SERVICES,
OCEANO WATER STORAGE/TREATMENT FACILITY AND 19th STREET PARCEL**

Mr. Ogren:

Following is a proposal for services based on our conversation, our subsequent review of OCSD background materials, and our experience with similar recent projects. We understand your objectives are to reconfigure the water plant and develop the unpaved portion of 19th Street in a way that improves functional efficiency and public amenity. Additionally, a design will be developed for vehicular access to the neighboring residential property.

We propose to provide the following services and work products:.

SCOPE OF SERVICES

Task 01: Project Set Up

Set up project files; confirm project goals; identify project stakeholders; establish lines of communication.

Task 02: Background Data Assembly

Assemble available existing information describing the potential building sites; identify legal, physical and logistical constraints on development; generate CAD drawing bases.

Task 03: Regulatory Analysis

Document California Building Code, County Land Use Ordinance, Oceano Specific Plan, and related regulations that establish controls on development; seek interpretation as required.

Task 04: Conceptual Plan Alternates

Generate at least three alternative plans for the subject site, for further analysis and for OCSD review and comment.

Task 05: Plan Refinement

Refine the selected plan alternate to a level of detail adequate for engineering analysis and preliminary cost estimating; create three dimensional visualization.

Task 06: Preliminary Engineering

Review detailed plan for grading, drainage, landscaping and street improvement opportunities; generate preliminary civil engineering plan.

Task 07: Cost Opinion

Using a combination of square-foot comparable cost modeling and public works estimating guides, generate preliminary opinion of probable construction cost for OCSD use.

Task 08: Review and Refinement

Present plan and cost findings, review and clarify as requested, and refine or expand work products as directed.

Task 09: Summary Report

Summarize conclusions in a brief report for OCSD use in master planning and fiscal processes.

PROFESSIONAL FEES

The following fee estimate is based on a projection of the Fraser Seiple team's time required to accomplish the work scope listed above. We propose to proceed under a purchase order with an hourly-plus-reimbursable-expense format and an agreed upper limit.

Fraser Seiple Architects	
Principal: 50 hours @ \$135.00 per hour =	6,750.00
Architect: 60 hours @ \$110.00 per hour =	6,600.00
Drafter: 80 hours @ \$76.00 per hour =	6,080.00
Ground Up / KVC Engineering	
Civil Engineer: 8 hours @ \$130.00 per hour =	1,040.00
Civil Designer: 42 hours @ \$95.00 per hour =	3,990.00
Expense Allowance (prints, copies, media, travel):	<u>500.00</u>
Total Estimated Fees:	\$24,960.00

We feel that, making typical allowances for the scheduling of meetings and stakeholder review, we should be able to complete this scope of work within about 8 weeks of authorization to proceed. Thank you for the opportunity to propose these services. Please feel free to contact me if I can answer any questions or provide any additional information in connection with this proposal.

Sincerely,



Bruce D. Fraser, AIA
Principal
FRASER SEIPLE ARCHITECTS



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: December 13, 2017

To: Board of Directors

From: Paavo Ogren, General Manager

Subject: Agenda Item #9(E): Update on the utility yard site plan with and review of alternatives

Recommendation

It is recommended that your Board receive and discuss the status of the site plan development.

Discussion

On August 9, 2017 your Board approved a proposal to prepare a site plan and develop cost estimates for the utilities yard from RRM Design Group. Attached is the approved scope of work, which includes the following tasks.

1. As-Built Verification - completed
2. Program Development - completed
3. Schematic Design – Architectural – in process
4. Schematic Design – Design – In process
5. Project Coordination and Cost Estimate – Upcoming

Also attached are the Task 3 conceptual site plans. Staff will provide a verbal discussion of the conceptual plans during the meeting. Option A3, which was developed after review of Options A1 and A2, is staffs' preferred concept.

Other Agency Involvement

No other agencies are involved at this time. The outcomes of the work effort will be incorporated into the District's infrastructure program and permit requirements from other agencies will be reviewed at such time that project efforts are initiated.

Other Financial Considerations

Fees for the work by RRM and sub-consultants are established at not-to-exceed \$25,000.



Oceano Community Services District

Board of Directors Meeting

Results

Preparing the utilities yard site plan and cost estimates will address several issues including District needs, the impact that existing facilities have on street aesthetics, and opportunities to work with neighboring property owners on improving access, parking and landscaping.

Attachments:

- Site Concepts
- Scope of Work









SCOPE OF SERVICES

Task A.1: As-Built Verification

Record drawings provided by OCSD will be reviewed by RRM architect and engineers and updated as needed based on field observation and photo survey.

Deliverables:

- *Review CAD files provided by Client, reformat for use during design studies*
- *Field observations and photo survey*
- *Update as-built plans as needed*
- *Prepare base plan graphics for use during Schematic Design*

Task A.2: Program Development

RRM architects will work with OCSD to develop Program documents to define space requirements and identify any special equipment and operational needs. The Program will be presented for Client review and refined as needed for Final Draft Project Program.

Deliverables:

- *Attend programming meetings with OCSD project team*
- *Develop preliminary Program to document space needs, required adjacencies, and any special design features*
- *Prepare Final Draft Program based on Client review and comment*

Task A.3: Schematic Design – Architectural

RRM architects will develop a series of site plan diagrams and building mass studies based on Client-approved Project Program. Options will be presented for Client input, and the preferred layout will be further refined into Schematic Plans that are suitable for construction cost analysis.

Deliverables:

- *Develop Conceptual Site Plan studies*
- *Develop conceptual building mass studies*
- *Present Concept Plans for review by OCSD project team*
- *Refinements to preferred space plan alternative*
- *Schematic Architectural Plans*



Task A.4: Schematic Design – Civil

RRM civil engineers will evaluate existing site conditions and develop a conceptual design for stormwater management improvements needed for proposed facility upgrades. Following conceptual review by OCSD project team, the civil design will be further refined into a Schematic Plan suitable for construction cost analysis.

Deliverables:

- *Investigate and document existing site conditions*
- *Develop Conceptual Drainage Plans*
- *Schematic Civil Plans*

Task A.5: Project Coordination and Cost Estimate

RRM will retain a subconsultant to prepare preliminary construction cost analysis and integrate that information with Schematic Plans to provide OCSD with a comprehensive Feasibility Study Report.

Deliverables:

- *Statement of Probable Construction Cost*
- *Draft and final report for the Feasibility Study*

FEE SUMMARY

TASK	DESCRIPTION	T&M (see footnote)
Basic Services		
A.1	As-Built Verification	\$ 2,500
A.2	Program Development	\$ 2,500
A.3	Schematic Design – Architectural	\$ 10,000
A.4	Schematic Design – Civil	\$ 5,000
A.5	Project Coordination and Cost Estimate	\$ 4,500
SUMMARY OF FEES:		\$ 24,500
Estimated Reimbursable Expenses:		\$ 500
ESTIMATED PROJECT TOTAL:		\$ 25,000



Oceano Community Services District

1655 Front Street, P.O. Box 599, Oceano, CA 93475

(805) 481-6730 FAX (805) 481-6836

Date: July 11, 2018

To: Board of Directors

From: Paavo Ogren, General Manager

Subject: **Agenda Item #9(C):** Updates on work efforts including the Utility Yard Upgrade Feasibility Study; the Water Resource Reliability Plan (WRRP); the Local Hazard Mitigation Plan (LHMP); Utility Relocations associated with County projects and County Revitalization efforts; other District efforts and related public outreach, with Board direction as deemed appropriate.

Recommendation

It is recommended that your Board consider work effort updates by staff and provide direction that you deem appropriate.

Discussion

Work effort summaries are provided on the following items:

- ✓ Utility Yard Upgrade Feasibility Study
- ✓ Water Resource Reliability Plan (WRRP)
- ✓ Local Hazard Mitigation Plan (LHMP)
- ✓ Utility Relocations associated with County projects
- ✓ County Revitalization efforts
- ✓ Other efforts (including the generator) and related public outreach

Utility Yard Upgrade Feasibility Study

Attached are illustrations and a conceptual cost estimate to upgrade the utility yard located on 19th Street north of Wilmar Avenue. The attached conceptual project budget is slightly under \$3 million, with the following break-down of estimated costs:

Buildings (\$1,037,000) and Equipment/Furnishings (\$33,000)	\$ 1,070,000	
Site Improvements: On-site (\$399,025) plus Off-site (\$793,180)	1,192,205	
Fees	244,300	
Contingencies and District Administration	257,334	
Market Escalation to mid-point construction	\$ 144,898	\$ 2,908,737



Based on the estimated project costs, the ability to fund the project will be dependent on low interest loan and grant programs that may be available from the State Water Board or the United States Department of Agriculture (USDA). The next step in considering the project would be to include it in loan/grant applications, which would provide the basis for determining district costs and ratepayer impacts. The loan/grant applications will primarily be based on the District's deferred infrastructure, which is currently being evaluated in the WRRP. Other considerations and related efforts include the following:

- Alternative projects to develop utility crew offices include:
 - Repurposing the old fire station.
 - Constructing a field crew office between the old fire station and the Sheriff substation.
- Other options may exist for the old fire station including art/recreation uses.
- Request of property owner adjacent to the 19th street yard.
 - Next step to address the request is to obtain a reimbursement agreement and to develop an easement agreement with the property owner, including but not limited to the following:
 - Surveyor's description of easement
 - Value of easement
 - Review of County requirements
 - Preservation of District rights
 - Property owner off-site improvements

Water Resource Reliability Plan (WRRP)

The WRRP is funded through grants of \$198,397, plus optional design services of \$177,750 for total costs of \$376,147. The three components include:

- ✓ Leak Detection and Management Plan, including an update of critical deferred water infrastructure and cost estimates.
- ✓ Low Impact Design Plan (LID), including recommendations to County Public Works to update their 2004 Drainage Plan.
- ✓ Recycled Water Injection Well Study.

The engineering on the leak detection and management plan is ongoing although somewhat delayed due to the Lagoon waterline emergency project.



The LID efforts have progressed significantly, including the following:

- Stormwater directional flow assessment is complete.
- Relationship of stormwater flows to flood prone areas (esp. Highway One) is complete.
- Identification of primary stormwater catchment/opportunity areas is complete and includes the following:
 - Warner Street from 13th Street to 17th Street
 - 17th Street from Paso Robles Street to Beach Street
 - 19th Street from Paso Robles Street to Beach Street
 - Beach Street from 21st Street to 24th Street
 - Oceano Elementary School (playfield subsurface storage for irrigation reuse)
- Development of draft design concepts have been reviewed by staff with site visits to the opportunity areas. Handouts will be provided at the meeting.
- Other related efforts include Highway One Revitalization efforts and the Highway One Drainage improvements. Landscaping maintenance would be needed for both the Highway One Revitalization efforts and the LID efforts.

The status of the recycled water injection study is ongoing. Well log information from the County has been authorized (well log information in California is confidential). The three primary areas being evaluated included the existing water yard, the intersection of Halcyon and Highway One, and Halcyon.

Local Hazard Mitigation Plan (LHMP)

The development of the LHMP has been initiated by Category Five Consultants including a stakeholder's kick-off meeting. The LHMP will also be important for community outreach on overall community hazards and emergency response efforts and addressing future fire and emergency response options for the District. Related efforts include upcoming negotiations for Five Cities Fire Authority and the County Fire/Cal Fire Strategic Plan efforts.

Utility Relocations associated with County projects

The County's Airpark Drive Bridge replacement project is under construction.

- The new wastewater manhole on Airpark Drive has been installed.
- A Sewer System Overflow (SSO) resulted from contractor activities with District staff responding and following SSO requirements. Regulatory agencies are involved.



Oceano Community Services District

Board of Directors Meeting

The County's Highway One Drainage Project is now anticipated to be bid by the County this fall with construction in 2019. A revised reimbursements agreement between the District and County will be on your Board agenda of July 25, 2018.

County Revitalization efforts

The County efforts for Highway One improvements and the realignment of existing intersections have been primarily reviewed by the Oceano Advisory Council. Continuing these efforts aligns with your Board's recent comment letter to State Parks on their Notice of Preparation of an Environmental Impact Report and your Board's request for an economic analysis. Additionally, staff has been attending meetings with the County Planning Department and the Oceano Beach Community Association, who are interested in activities to promote economic and community development. Topics relating to the District include the following:

- Landscape maintenance of public improvements.
- Union Pacific Railroad offer of dedication on west side of Highway One.
- Overall economic development, including the community's status of an Economic Opportunity Zone under IRS tax regulations and the County's potential development of a community plan similar to ongoing work for Avila Beach.

Emergency Generator

The emergency generator is progressing to final permitting and will be on an upcoming Board agenda.

Public Outreach

District staff is coordinating with the County's Energy Group (a unit of the Planning Department) and Habitat for Humanity on a multi-disciplinary community event in August. Goals include the following:

- To provide outreach on multiple community efforts.
- To have an "overview session" at the Community Center and "topic-specific" sessions at Oceano Elementary in multiple classrooms.
- To cover, at a minimum, the following:
 - The District's LHMP and WRRP.
 - The County's Energy program.
 - The work programs of Habitat for Humanity.



Oceano Community Services District

Board of Directors Meeting

Other topics to be considered:

- Efforts of local Non-Governmental Organizations (NGO's)
- County Planning efforts.
- County Public Works efforts.
- PG&E Community Partnership Opportunity (energy management tools).

Other Agency Involvement

As an unincorporated area, numerous agencies are involved in public improvements and services including the County of San Luis Obispo, Caltrans, the Five Cities Fire Authority, the South San Luis Obispo County Sanitation District, and others.

Financial Considerations

No financial recommendations are included in this agenda item.

Results

Considering and discussing the status update on various District efforts promotes a well informed and well governed community.

Attachments:

- Utility Yard conceptual illustrations and budget.



Imagery ©2018 Google, Map data ©2018 Google 100 ft

OCEANO COMMUNITY SERVICE DISTRICT

PROJECT DESCRIPTION

FEASIBILITY STUDY FOR UPGRADES TO EXISTING WATER FACILITY ON 19TH STREET IN OCEANO, CA. PROJECT OBJECTIVES INCLUDE THE FOLLOWING:

- REPLACEMENT OFFICE SPACE
- REPLACEMENT SHOP/STORAGE BUILDING
- PARKING AREA EXPANSION AND RECONFIGURATION
- COVERED PARKING FOR LARGE EQUIPMENT
- IMPROVED "CURB APPEAL" FOR THE FACILITY
- PROVISIONS FOR VEHICLE ACCESS FROM 19TH STREET TO ADJACENT RESIDENTIAL PROPERTY

PROPOSED BUILDING IMPROVEMENTS INCLUDE SINGLE STORY BUILDING WITH MASONRY WALLS FOR DURABILITY AND SIMPLE SHED ROOF STRUCTURE WITH PREFINISHED METAL ROOF PANELS.

PROPOSED SITE IMPROVEMENTS INCLUDE NEW VISITOR PARKING AREA WITH PEDESTRIAN CONNECTION TO OFFICE ENTRY, LANDSCAPE AREAS AT STREET FRONT, NEW PAVING FOR VEHICLE CIRCULATION AREAS, AND PERIMETER SECURITY FENCING WITH SECURE VEHICLE ACCESS GATES.

COUNTY WILL REQUIRE OFF-SITE IMPROVEMENTS AND DUE TO UNUSUAL PROPERTY CONFIGURATION, THOSE WILL NEED TO EXTEND TO WILMAR AVENUE FOR CURB, GUTTER, SIDEWALK, AND UNDERGROUNDING OF EXISTING OVERHEAD POWER LINES.

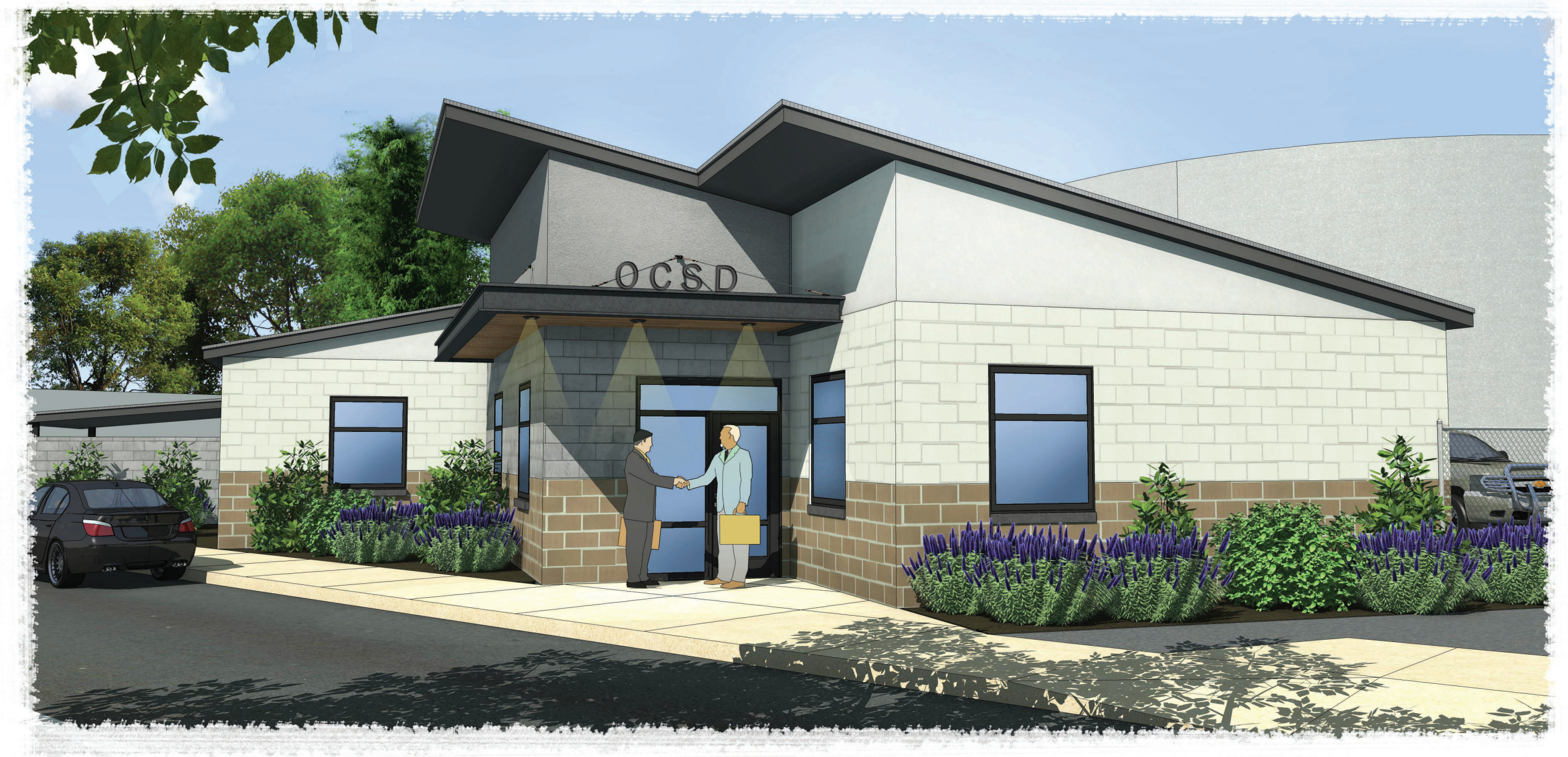
THE PROJECT WILL BE REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE COUNTY'S STORM DRAINAGE DESIGN STANDARDS AS WELL AS MEETING THE POST CONSTRUCTION REQUIREMENTS MANDATED BY THE STATE.

THE COUNTY REQUIRES PROJECTS THAT ARE (LESS THAN 640 ACRES) TO BE DESIGNED FOR THE 50-YEAR STORM EVENT WITHIN THE ENTIRE WATERSHED IN ITS FULLY DEVELOPED CONDITION AND RELEASING THE FLOW EQUIVALENT TO THE RUNOFF FROM A 2-YEAR STORM WITH THE PROJECT SITE IN ITS PREDEVELOPED CONDITION.

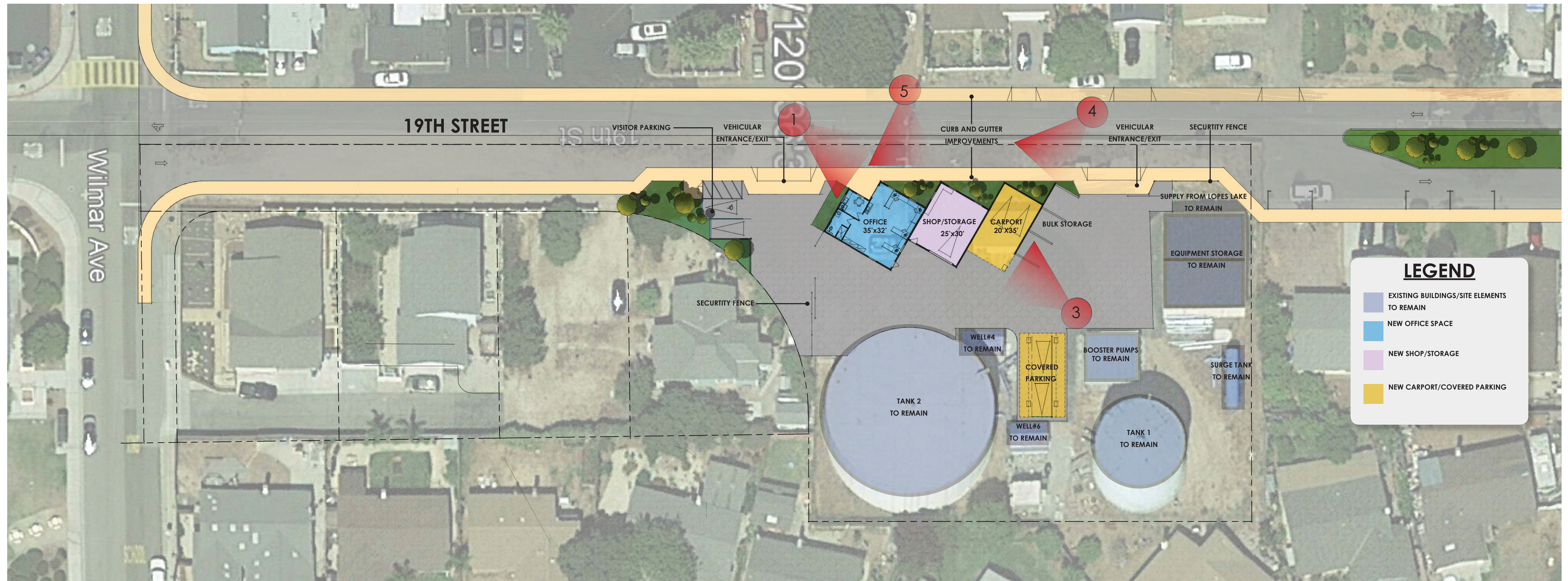
THE STATE'S POST CONSTRUCTION REQUIREMENTS ARE BROKEN INTO (4) PERFORMANCE CRITERIA SECTIONS

- 1) SITE DESIGN – INCORPORATE AN APPROVED LOW IMPACT DEVELOPMENT MEASURE IN THE SITE
 - A. IF PROJECT YIELDS BETWEEN 2,500 AND 4,999 SF OF NET IMPERVIOUS AREA
- 2) WATER QUALITY TREATMENT – TREAT/RETAIN THE 85TH PERCENTILE STORM EVENT
 - A. IF PROJECT YIELDS BETWEEN 14,999 AND 5,000 SF OF NET IMPERVIOUS AREA
- 3) RUNOFF RETENTION – TREAT/RETAIN THE 95TH PERCENTILE STORM EVENT
 - A. IF PROJECT YIELDS BETWEEN 22,499 AND 15,000 SF OF NET IMPERVIOUS AREA
- 4) PEAK MANAGEMENT – DETAIN UP TO THE 10-YEAR STORM EVENT.
 - A. IF PROJECT YIELDS ANYTHING OVER 22,500 SF OF NET IMPERVIOUS AREA

BASED ON THE PRELIMINARY SITE PLAN, THIS PROJECT WILL BE CREATING MORE THAN 22,500 SF OF IMPERVIOUS SURFACE. THEREFORE THIS PROJECT WILL NEED TO MEET ALL 4 PERFORMANCE CRITERIA SECTIONS AS WELL AS THE COUNTY'S STORM DRAINAGE DESIGN REQUIREMENTS.



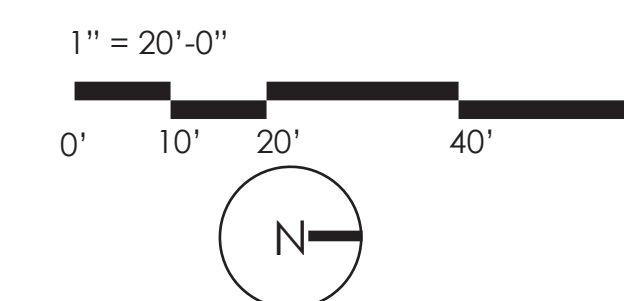
1 MAIN ENTRANCE PERSPECTIVE VIEW (19TH STREET)



LEGEND

- EXISTING BUILDINGS/SITE ELEMENTS TO REMAIN
- NEW OFFICE SPACE
- NEW SHOP/STORAGE
- NEW CARPORT/COVERED PARKING

2 SCHEMATIC SITE PLAN
1" = 20'-0" (24 x 36 SHEET)





3 BACK OF BUILDING PERSPECTIVE



4 19TH STREET PERSPECTIVE (OPPOSITE CORNER TO MAIN ENTRANCE)



5 FRONT PERSPECTIVE (ACROSS 19TH STREET)

OCEANO CSD WATER UTILITIES • PERSPECTIVE VIEWS



OCSD Water Facility

5/17/2018

Conceptual Project Budget

<i>Type A: New Construction - office</i>	QUANT	UNIT	BASE COST	TOTAL	SOURCE
office area and restroom	1,120	SF			
		SF			
Type A Total Area:	1,120		\$600	\$672,000	

<i>Type B: New Construction - shop space</i>	QUANT	UNIT	BASE COST	TOTAL	SOURCE
open shop space	750	SF			
		SF			
Type B Total Area:	750		\$300	\$225,000	

<i>Type C; New Construction - vehicle storage</i>	QUANT	UNIT	BASE COST	TOTAL	SOURCE
covered carport	700	SF			
		SF			
Type C Total Area:	700		\$200	\$140,000	

Building Square Footage Total: 2,570 \$1,037,000

Building cost per square foot (average) \$404

B. Equipment and Furnishings

	QUANT	UNIT	COST	TOTAL	SOURCE
office furnishings	1	LS	\$20,000	\$20,000	budget
shop storage shelving	1	LS	\$10,000	\$10,000	Budget
FF&E Design Contingency (10% of budget)	10%	%	\$30,000	\$3,000	%
Equipment and Furnishings Subtotal:				\$33,000	

C. On-Site Improvements

	QUANT	UNIT	COST	TOTAL	SOURCE
Demolition and Grading	1	LS	\$160,750	\$160,750	engineers estimate
Site Paving - Parking Area - sealcoat	5,000	SF	\$25	\$125,000	site plan
Site Paving - Pedestrian walkways	600	SF	\$20	\$12,000	site plan
Landscape and Irrigation	1	LS	\$30,000	\$30,000	engineers estimate
Security fencing & vehicle gates	1	LS	\$25,000	\$25,000	budget
Site lighting	1	LS	\$10,000	\$10,000	budget
On-Site Design Contingency (10% of budget)	10%	%	\$362,750	\$36,275	budget
On-Site Improvements Subtotal:				\$399,025	

D. Off-Site Improvements

	QUANT	UNIT	COST	TOTAL	SOURCE
Street Frontage Improvements	1	LS	\$348,125	\$348,125	engineers estimate
Water lines	1	LS	\$221,500	\$221,500	engineers estimate
Sewer Lines	1	LS	\$5,500	\$5,500	engineers estimate
Dry Utilities	1	LS	\$190,500	\$190,500	engineers estimate

OCSD Water Facility

5/17/2018

Conceptual Project Budget

Erosion Control	1	LS	\$25,050	\$25,050	engineers estimate
Off-Site Contingency (10% of budget)	10%	%	\$25,050	\$2,505	%
Off-site Improvements Subtotal:				\$793,180	

E. Fees

	QUANT	UNIT	COST	TOTAL	SOURCE
Arch/Engineering - building improvements	1	LS	\$120,000	\$120,000	budget
Arch/Engineering - on and off site improvement	1	LS	\$80,000	\$80,000	budget
LEED™ Design, Certification	0	LS		\$0	
LEED™ Commissioning	0	LS		\$0	
Comissioning Agent	0	LS		\$0	
Utility Hook-up Fees	0	LS		\$0	
Impact Fees:					
Storm Draing Dev. Fee	1.0	Acre	\$0	\$0	
Sewer Dev. Fee / Water Dev. Fee	1	LS	\$0	\$0	
Traffic Impact Fee	2,570	SF	\$0	\$0	
Public Facility Impact Fee	2,570	SF	\$0	\$0	
Geotechnical Investigation	1	LS	\$8,000	\$8,000	budget
Survey	1	LS	\$5,000	\$5,000	budget
Materials Testing and Special Inspection	1	Is	\$20,000	\$20,000	budget
Fee Contingency (10%)	10%	%	\$113,000	\$11,300	%
Fees Subtotal:				\$244,300	

F. Owner Systems, Administration and Contingency

	QUANT	UNIT	COST	TOTAL	SOURCE
Building Dept.-Permit Fees	1	LS	\$5,000	\$5,000	
School Impact Fees-(Commercial)	2,570	sf	\$0.50	\$1,285	
Traffic Report	0	LS		\$0	Not Anticipated
Moving Costs	0	LS		\$0	
Communications					
Phone System	1	LS	\$10,000	\$10,000	
Data Systems	1	LS	\$10,000	\$10,000	
Security System/ Cameras	1	LS	\$5,000	\$5,000	
Owner System Contingency (10% of budget)	10%	%	\$31,285	\$3,129	
Construction Contingency (10% of A, C, D)	10%	%	\$2,229,205	\$222,921	%
Owner Systems, Administration and Contingency Subtotal:				\$257,334	

Contract Division Totals:

A. Building:	\$1,037,000
B. Equipment and Furnishings	\$33,000
C. On-Site Improvements	\$399,025
D. Off-site Improvements	\$793,180
E. Fees	\$244,300
F. Owner Systems, Administration and Contingency	\$257,334
Contract Division Subtotal:	
	\$2,763,839
G. Market Escalation (6.5% per year) for 12 mo. to mid-point of Construction	\$144,898
Conceptual Project Budget:	
	\$2,908,737