

RESOLUTION NO. 2020-111

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING AMENDMENT NO. 1 TO THE ON-CALL CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES AGREEMENT BETWEEN THE CITY OF MARINA AND WALLACE GROUP, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ATTORNEY.

WHEREAS, On January 22, 2020, the City Council of the City of Marina adopted Resolution No. 2020-07, approving a Memorandum of Agreement between the City of Marina and the former Fort Ord Reuse Authority (FORA), for project management of the hazardous material and building removal of the City of Marina's stockade and ancillary buildings; and

WHEREAS, On July 28, 2020 the City received sealed proposal for the execution of the Stockade Complex Hazardous Material Abatement and Building Removal Project. City staff recommendations to award a construction contract and appropriating \$2,050,000 in funds received from the FORA and deposited into the FORA Dissolution Fund for the stockade removal project is included in the August 18th, 2020 City Council Meeting agenda; and

WHEREAS, On April 7th, 2020 the City Council approved Resolution No. 2020- , approving professional services agreements between the City of Marina and Wallace Group, (WG) for on-call construction management, and construction inspection services for projects in the Capital Improvement Program (CIP) and Airport Capital Improvement Programs (ACIP); and

WHEREAS, On May 18, 2020, the On-call Construction Management and Inspection Services between the City of Marina and WG was executed with a compensation limit of \$300,000.00 per fiscal year. Work is issued through Service Orders on a time and materials/reimbursable expenses (T&M) basis; and

WHEREAS, City received a cost proposal for Construction Management and Inspection for the Stockade Hazardous Material Abatement and Building Removal in the amount of \$331,100.00. WG proposal includes a \$ 144,800 for environmental hygienist and air monitoring from Vista Environmental Consulting, the WG sub-consultant. The WG proposal is greater than the On-call Construction Management and Inspection Services agreement limit; and

WHEREAS, this action will allow the City to manage the execution of Stockade Complex Hazardous Material Abatement and Building Removal project and continue to have On-Call Construction Management and Inspection Services that can be used to manage constructions of other CIP projects.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Marina hereby:

1. Approves Resolution No. 2020-, approving Amendment No. 1 to the On-call Construction Management and Inspection Services agreement between the City of Marina and Wallace Group, to increase the annual contract limit to \$600,000 for the first fiscal year, and;

2. Authorizes the City Manager to execute the amendment on behalf of the City subject to final review and approval by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 21st day of August 2020, by the following vote:

AYES: COUNCIL MEMBERS: Berkley, O'Connell, Morton, Delgado

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

August 11, 2020

Brian McMinn
City of Marina
211 Hillcrest
Marina, California 93933

Subject: City of Marina Stockade Complex Hazardous Material and Building Removal-
Construction Management and Inspection Proposal

Dear Mr. McMinn:

Wallace Group appreciates the opportunity to provide you with our proposal for Construction Management and Inspection services for the above referenced project. Based on our discussion, the following Scope of Services has been prepared for your consideration:

PROJECT UNDERSTANDING

The scope of the work for this project includes, but not limited to, the removal and proper disposal of all hazardous materials at the project site including tenacious asbestos skim coat (or wall plaster) unique to Fort Ord Buildings, and as an additive alternative the demolition and removal of the buildings, including associated foundations and sub-surface elements of the City of Marina's Stockade Complex and Restoration of the disturbed ground surface. Our services will include construction management of the entire project. This will include an environmental subconsultant, Vista, to provide air monitoring and abatement oversight.

SCOPE OF SERVICES

Task 1: Pre-Construction

Preconstruction Conference

- Schedule preconstruction conference after contract NTP
- Develop and distribute agenda prior to conference
- Attendees: Wallace Group CM Team, Subconsultant, Contractor, City staff, Design Team, and other involved entities
- Conduct Procure orientation
- Meeting will include contractor responsibility toward:
 - Safety/Traffic control
 - Public relations
 - Utility coordination and schedule for required utility relocations
 - Site access
 - Agreements
 - Labor compliance
 - Order of work
 - Testing and Materials certification
 - Weekly meetings
 - Submittals and RFI's
 - Quality control
 - Procedures for handling extra work or change of conditions
 - Schedule updates
 - Progress pay requests
 - Highlight any critical construction items specific to this project
- Record and distribute meeting minutes



CIVIL AND
TRANSPORTATION
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PUBLIC WORKS
ADMINISTRATION

SURVEYING /
GIS SOLUTIONS

WATER RESOURCES

WALLACE GROUP
A California Corporation

612 CLARION CT
SAN LUIS OBISPO
CALIFORNIA 93401

T 805 544-4011
F 805 544-4294

www.wallacegroup.us



- Establish tasks and due dates for outstanding items resulting from conference

Review Contract Documents

- Review all contract documents
- Identify any discrepancies within the documents
- Establish system to track contract requirements
- Ensure compliance with City's needs and expectations

Submittal Processing

- Review submittal requirements with Design Engineer to establish list of required submittals
- Establish due dates and schedule for submittals
- Develop submittal log within Procore
- Establish electronic workflow and tracking requirements within Procore
- Track and ensure timely submittal review and approval

Task 2 & 4: Construction Management (Base & Alternate Scope)

Task 2: Elvie Camacho will be coordinating work with Vista who will be providing daily oversight and air monitoring during the abatement process. Wallace Group assumes that Elvie's supervision will not include entering the containment during abatement, therefore there is no requirement to be HAZWOPER certified.

Task 4: We have planned a fulltime inspector for the duration of the additive alternative scope of work, specifically the demolition of the buildings. Wallace Group assume that all abatement will be completed prior to the Additive Alternate Scope of Work, therefore on-site inspector will not be inspecting hazardous material abatement and will not be HAZWOPER certified. Should suspected ACM discovered during this phase, work shall be halted at this location and Vista will be called out to evaluate and test material. Work will resume after receipt of testing and work will be handled accordingly.

Coordination of Contract Execution

- Determine mobilization schedule in conjunction with project start date
- Finalize Procore systems record keeping documentation and contract administration developed in preconstruction phase

Project Communication and Coordination

- Facilitate project communication and coordination with the City, the design engineer, emergency services, utilities, local business, property owners and residents and contractor
- Coordinate and schedule environmental consultant technicians
- Conduct Weekly Progress meetings with contract, City staff and other involved entities
- Record and distribute meeting minutes
- Coordinate with utility companies and City Staff throughout the project
- Communicate with property owners and tenants regarding schedule and concerns

Project Schedule

- Monitor project schedule
- Coordinate with contractor and City staff on any schedule changes and adjustments throughout the project



- Keep stakeholders informed of construction schedule
- Work with contractor to establish and maintain 3 weeks look ahead schedule

Submittal and Request for Information (RFI) Management

- Utilize Procore to track status of and distribute:
 - Shop drawings
 - Product samples
 - Submittals
 - RFIs
- Ensure all submittals are processed in a timely manner and available to all necessary project stakeholders
- Maintain electronic copies within Procore and hard copies as needed

Change Order Management

- Review and qualify any contractor requested change orders
- Investigate proposed change orders, ensure City approval prior to work taking place
- Maintain log and track change order impacts
- Establish and maintain files and documentation for use in change negotiations or potential claims

Quantity Calculations and Progress Estimates

- Maintain quantity calculations throughout the project
- Review and qualify contractor's monthly quantity estimates for payment
- Keep track of extra quantity items
- Coordinate daily reports and quantities with Contractor's foreman, identify and record potential disputes for future reference
- Review DIR Labor compliance; collect certified payroll and check against prevailing wage
- Review monthly Request for Payment, sign and recommend approval for payment to the City

Construction Observation/Inspection (Wallace/Vista)

- Provide onsite inspections and oversight
- Inspections and oversight to ensure compliance with design documents
- Record and report design modifications as needed

Site Documentation (Wallace/Vista)

- Take pre-construction photos and documentation
- Maintain photos and documentation throughout the project
- All photos and documentation will be maintained in Procore and available to the entire team at all times.
- Prepare daily report and weekly working days report.

Safety and Air /Monitoring (Vista)

- Contractor has sole responsibility for compliance with safety requirements
- Monitor contractor's safety practices for compliance with safety program
- Work with contractor to maintain and resolve any safety concerns on site
- Advise City of any observed or unresolved deficiencies
- Air monitoring and testing

Construction Progress Meetings

- Schedule and conduct project progress meetings
- Develop and distribute meeting agenda and minutes



- Facilitate the discussion and resolution of any project issues and ensure it is maintained in a manageable state
- Meeting will include
 - Project status
 - Schedule - 3 week look ahead
 - Stakeholder coordination
 - Safety
 - Testing and Inspections
 - Outstanding documentation or submittals
- Additional special meetings may be required to address special issues and conditions

Task 3 & 5: Contract Issue Contingency

This task is to handle any contract discrepancies or issues that arise on a time and material not to exceed basis. Given the sensitive nature of the work and challenges with previous bids, we anticipate there to be a potential for additional coordination and contract negotiations.

Task 6: Closeout / Post-Construction

Final Inspection and Punch List

- Inspect complete and near complete work for deficiencies
- Establish and maintain punch list and track items to resolution
- Provide completed punch list documentation and report to City upon completion
- Schedule final walk through with the City
- Recommend and approve final payment to contractor
- Assist with the preparation and signing of the Acknowledgement of Construction Closeout and Release of Claims form

As-Built Drawings

- Review and maintain as-built drawings with contractor throughout the project
- Assist City and Design Engineer in review and completion of certified record drawings

Project Closeout

- Prepare and submit final payment package to the contractor
- Assemble and deliver all records, reports, certificates, pictures upon project completion
- Closeout documentation can will be delivered in both digital and hard copy format

Post Construction Deliverables:

- Furnish As-Built information to the design consultant for preparation of As-Built drawings
- Perform final walk-throughs with the City and Contractor
- Prepare final construction report for the Project
- Prepare close out files in three ring binders, an electronic copy in .pdf format, and deliver to the City following the completion and acceptance of the Project.

TO BE PROVIDED BY THE CLIENT

- DIR Project Number for this project.



PROJECT FEES

Wallace Group will perform the services denoted in the proposed Scope of Services in accordance with the attached Standard Billing Rates (Exhibit A). These services will be invoiced monthly on an accrued cost basis, and our total fees, including reimbursables will not exceed our estimated fee of \$331,100.00 without receiving written authorization from the Client. The cost summary of these fees is the following:

Base Proposal - Remediation	\$190,155
Additive Alternative Proposal - Building Demolition	\$140,945
Total Fee for both activities	\$331,100

Following spreadsheet shows itemized cost breakdown:

Wallace Group Team Resource Estimate for the City of Marina - Stockade Demo - CM / Air Monitoring										
								BUDGET SUMMARY		
PHASE/TASK	TASK DESCRIPTION	DIRECTOR HRS	CONSTRUCTION INSPECTOR - Public Works HRS	SENIOR ENGINEER II HRS	VISTA Air Monitoring Base Bid HRS	VISTA Air Monitoring Alternate Bid HRS	WG Misc. Direct Costs	WG TOTAL LABOR HOURS	WG LABOR COST	SUB-TOTAL COST
	RATE	\$180	\$165	\$180			Cost		Cost	Cost
	Construction Base Bid									
1	Pre-Construction	80		40				120	\$21,600	\$21,600
2a	Construction Base Bid (Wallace Group)	40		150			\$1,000	190	\$34,200	\$35,200
2b	Construction Base Bid (Vista)				\$ 99,370					\$99,370
2b	Wallace Group Sub Consultant Mark-Up (15%)									\$14,805
3	Base Bid - Contract Issues Contingency	40		10				50	\$9,000	\$9,000
6	Closeout	16		40				56	\$10,080	\$10,080
	Construction Base Bid Subtotal									\$190,155
	Construction Alt Bid									
4a	Construction Alt Bid (Wallace Group)	40	340				\$9,200	380	\$63,300	\$72,500
4b	Construction Alt Bid (Vista)				\$ 45,430					\$45,430
4b	Wallace Group Sub Consultant Mark-Up (15%)									\$6,815
5	Alt Bid - Contract Issues Contingency	80		10				90	\$16,200	\$16,200
	Construction Alternate Bid Subtotal									\$140,945
	Total Hours	296	340	250				886		
	TOTAL									\$331,100

The estimated fees denoted in Task #4 above are based on prevailing wage rates. If the Client and the California Department of Labor determines that prevailing wage payments are not required, the fees for Task #4, the tasks above will be adjusted and billed according to the per hour rate of the Standard Wage column on the Standard Billing Rates provided.

At your request, additional services to the Scope of Services will be performed by Wallace Group following the signature of our Contract Amendment or the initiation of a new contract



TERMS AND CONDITIONS

In order to convey a clear understanding of the matters related to our mutual responsibilities regarding this proposal, our master services agreement with the City of Marina dated May 18, 2020 is considered a part of our proposal agreement. If this proposal meets with your approval, please sign where indicated and return to our office, which will serve as our notice-to-proceed.

We want to thank you for this opportunity to present our proposal for construction management and inspections services. If you would like to discuss this proposal in greater detail, please feel free to contact me.

Sincerely,

WALLACE GROUP, a California Corporation

TERMS AND CONDITIONS ACCEPTED:

Thomas K. Zehnder, PE C72702
Principal
612 Clarion Court
San Luis Obispo
California 93401
T 805 544-4011
F 805 544-4294
www.wallacegroup.us

Signature

Printed Name

Title

Date

Attachments
GGM: PP20-7027, 2019
Exhibit A
Vista Proposal

THIS PROPOSAL IS VALID FOR 60 DAYS FROM THE DATE OF THIS DOCUMENT.

Exhibit A
Standard Billing Rates



Construction Management / Field Inspection Services:

		Prevailing Wage*
Construction Office Tech I-III	\$ 95 - \$115	
Construction Inspector I - II.....	\$120 - \$135	\$155 - 160
Senior Construction Inspector.....	\$145	\$165
Assistant Resident Engineer I - II.....	\$140 - \$145	
Resident Engineer I - III	\$150 - \$160	
Senior Resident Engineer	\$170	
Director	\$180	

Engineering, Design & Support Services:

Assistant Designer/Technician	\$ 90
Designer/Technician I - IV	\$ 95 - \$125
Senior Designer I - III	\$138 - \$148
GIS Technical Specialist	\$135
Senior GIS Technical Specialist	\$145
Associate Engineer I - III	\$ 115 - \$135
Engineer I - IV.....	\$145 - \$160
Senior Engineer I - III	\$170 - \$180
Director	\$185
Principal Engineer/Consulting Engineer	\$215
Principal	\$230

Support Services:

Office Assistant	\$ 85
Project Assistant I - III	\$ 90 - \$100

Additional Professional Services:

Fees for expert witness preparation, testimony, court appearances, or depositions will be billed at the rate of \$300 an hour. As authorized in advance by the Client, overtime on a project will be billed at 1.5 times the employee's typical hourly rate.

Direct Expenses:

Direct expenses will be invoiced to the client and a handling charge of 15% may be added. Sample direct expenses include, but are not limited to the following:

- travel expenses
- sub-consultant services
- agency fees
- delivery/copy services
- mileage (per IRS rates)
- other direct expenses

Invoicing and Interest Charges:

Invoices are submitted monthly on an accrued cost basis in accordance with this Fee Schedule. A finance charge of 1.5% per month may be assessed on all balances that are thirty days past due.

Right to Revisions:

Wallace Group reserves the right to revise this Schedule of Fees on an annual basis, personnel classifications may be added as necessary.

***Prevailing Wage:**

State established prevailing wage rates may apply to some services and those rates are subject to change.



July 31, 2020

Michael Brennan
Director of Construction Management
Wallace Group
San Luis Obispo, CA, 93401

RE: Stockade Demolition - Abatement Oversight & Air Monitoring

Dear Mr. Brennan

Vista Environmental Consulting, Inc. (Vista) appreciates the opportunity to propose to be a Wallace Group sub-consultant in construction management and inspection for the Stockade Complex Hazmat Abatement and Building Removal project. Vista will provide a high level of customer service, responsiveness and expertise throughout the contract.

Vista is a California-based environmental consulting firm specializing in hazardous materials throughout the western United States. Vista is certified by the State of California, Department of General Services (DGS), as a Small Business, SB (Micro). We have been in business for over 13 years and consist of a highly qualified team of certified hazardous materials specialists which will be utilized for this contract. Our assigned project team members have worked together for over 25 years and bring to the table a combined experience of over 200 years of hazardous materials management consulting services.

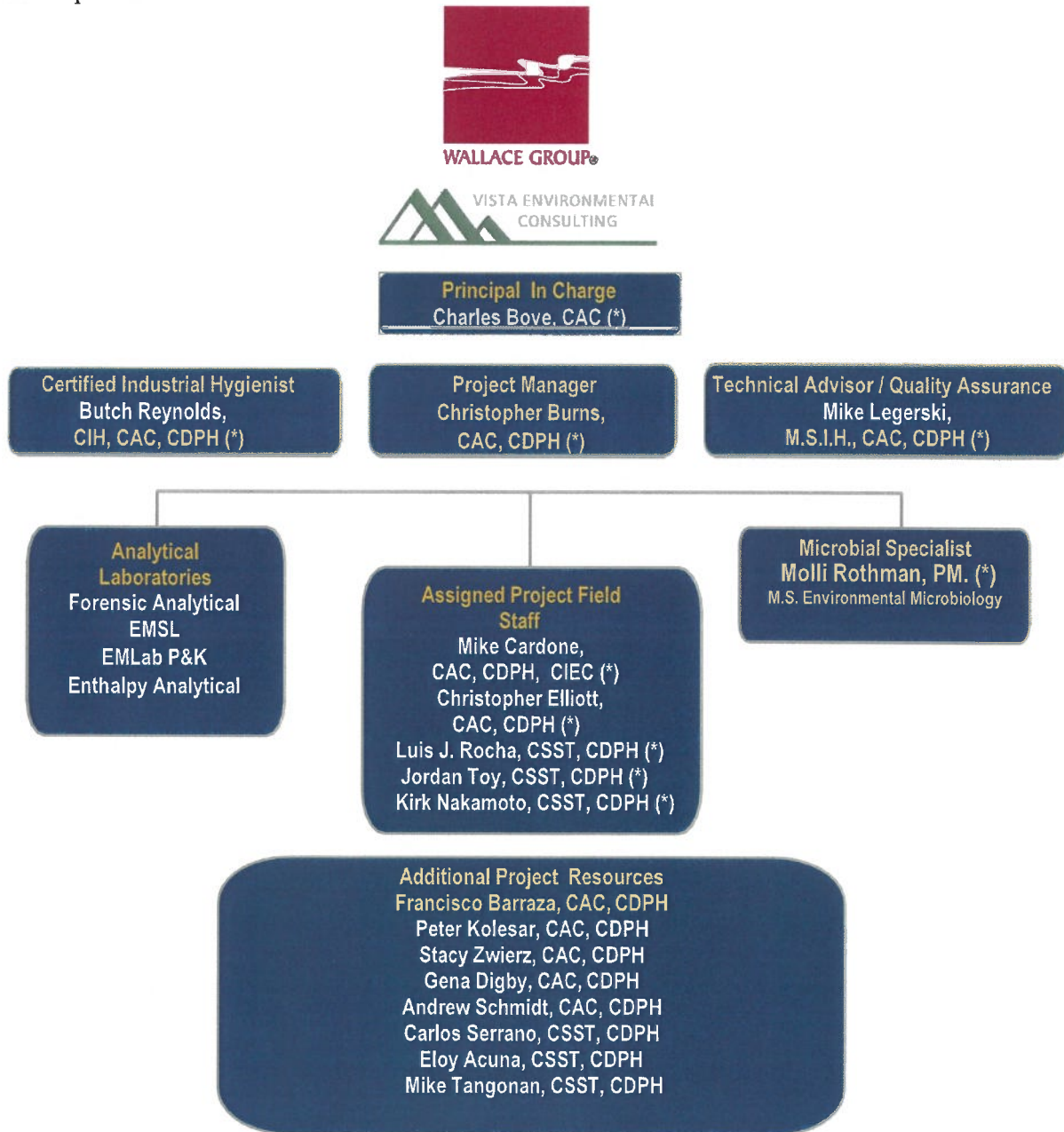
Vista employs 30 cross-trained, certified environmental professionals throughout the state, many have been providing asbestos and lead consulting services since the onset of the AHERA regulations in the 1980's. Our project team members are well versed in the federal, state and local regulatory requirements governing this type of work and have a good working relationship with local regulatory authorities.

Vista has performed similar hazardous materials consulting services locally on the Stockade hazardous materials survey, 160 former Fort Ord buildings for the California State University Monterey Bay, 27 buildings at the Seaside Surplus II Site for the Fort Ord Reuse Authority, and 8 buildings by the VA Hospital for the Transit Authority of Monterey County. Additionally, Vista has vast experience throughout the state at former and current military buildings including Travis Air Force Base, Riverbank Army Ammunition Depot, Alameda Naval Air Station, Onizuka Air Force Station, Naval Post Graduate School, The Presidio of Monterey, Camp Roberts, Ventura Naval Base, China Lake Naval Weapons Station, Camp Pendleton, and El Centro Naval Air Facility.

Please see the following pages for Vista's RFP response including Qualifications and Experience, Understanding of Scope of Work, Project Approach and Fees.

Qualifications and Experience

The following organization chart identifies our proposed project team members, assigned roles, outside laboratory services, and additional resources available to the Wallace Group. The Group's staff will have access to Vista's key personnel 24 hours a day via email, office phone, and cell phone.



(*) DENOTES ASSIGNED PROJECT TEAM KEY PERSONNEL

Qualifications and Experience...continued

Capability Matrix

Outlined below is a capability matrix of training, certification, and licensing held for each assigned project team member.

	Charles Bove, Principal in Charge	Butch Reynolds, Certified Industrial Hygienist	Christopher Burns, Project Manager	Mike Legerski, M.S.I.H., Technical Advisor / QAQC	Andrew Schmidt, Project Field Staff	Christopher Elliot, Project Field Staff	Luis J. Rocha, Project Field Staff	Jordan Toy, Project Field Staff	Kirk Nakamoto Project Field Staff
YEARS OF EXPERIENCE	33	46	31	31	31	12	19	3	2
YEARS WITH VISTA	13	6	13	11	9	9	13	4	3
ASBESTOS CERTIFICATION &									
Cal/OSHA Certified Asbestos Consultant (CAC)	✓	✓	✓	✓	✓	✓			
Cal/OSHA Certified Site Surveillance Technician							✓	✓	✓
AHERA Building Inspector	✓	✓	✓	✓	✓	✓	✓	✓	✓
AHERA Project Designer	✓	✓	✓	✓	✓	✓	✓		
AHERA Management Planner	✓	✓	✓	✓	✓	✓	✓	✓	
AHERA Contractor/Supervisor	✓	✓	✓	✓	✓	✓	✓	✓	✓
NIOSH 582 Trained (PCM Air)	✓	✓	✓		✓	✓	✓	✓	✓
LEAD CERTIFICATION & TRAINING									
CDPH - Certified Inspector/Risk Assessor		✓	✓	✓	✓	✓			
CDPH - Certified Project Designer		✓	✓		✓				
CDPH - Certified Project Monitor		✓	✓	✓	✓				
CDPH - Sampling Technician							✓	✓	✓
XRF & Radiation Safety Training	✓	✓	✓	✓	✓	✓	✓	✓	✓
OTHER HAZMAT TRAINING									
HAZWOPER		✓	✓	✓	✓	✓	✓	✓	
PROFESSIONAL LICENSES									
Certified Industrial Hygienist		✓							

List of Similar Projects

Project Title:

**Fort Ord Military Base Redevelopment Plan for New Campus and Facility Development
Hazardous Materials Survey and Oversight Monitoring, Seaside, CA.**

Project Role: Primary Contractor

Project Duration: 2007 – Ongoing

Vista Project Value: \$10M

Project Reference:

Katie LaPlace

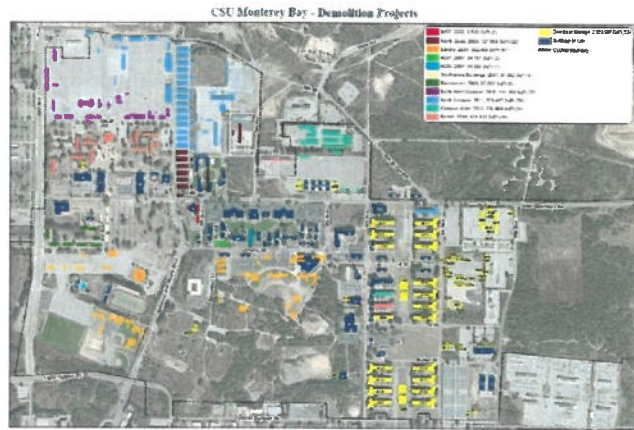
Senior Project Manager, Construction Projects

CSU Monterey Bay

100 Campus Drive, Seaside CA

831-760-2104

klaplace@csumb.edu



Key Personnel:

Charles Bove, Christopher Burns, Luis J. Rocha, Jordan Toy

Charles Bove, principal in charge, provided cost estimates and oversaw all aspects of the project. Christopher Burns was the key contact person for Vista Environmental Consulting (Vista) and the liaison between CSUMB school staff, and Contractors. Mr. Burns also conducted hazardous materials surveys and monitoring. Javier Rocha conducted hazardous materials surveys in addition to maintaining project quality control. Jordan Toy conducted hazardous materials surveys and monitoring.

Vista performed hazardous materials assessments and conducted abatement oversight monitoring of 160 buildings (totaling approx. 3 million square feet) located on the campus. These former Fort Ord Military buildings were in disrepair and needed to be demolished for safety reasons and so that new campus buildings and facilities could be built. CSUMB is committed to sustainably redeveloping the former Fort Ord military base and implementing the campus Master Plan in a manner which meets the needs of today's students and preserves the environment to provide for future generations.

Vista was contracted to provide hazardous materials consulting services which include the following tasks: identification and reporting of all hazardous materials surveys and abatement cost estimates, preliminary demolition waste evaluation, preparation of contract documents for abatement and abatement monitoring services associated with the demolition of the buildings.

Vista has been intricately involved with CSUMB's ongoing campus transitions. We have worked on former military building demolition projects on the northern outskirts of campus such as the motor pool area, horse barns and east corporation yard. Some of our other projects have been in transitional areas between the old and new, such as the dunes, historical buildings near the gym, multiple buildings surrounding the pool and track to the west, south central buildings near the new library and the Hammerheads to the east which house some campus academics in the head portion. We have also been involved in demolition and renovation projects in the heart of the campus.

Over the years Vista has performed additional hazardous materials surveys at several structures for remodeling and demolition projects. Sampling of oils for PCBs was conducted on a large transformer scheduled for demolition, investigation of underground storage tanks (UST) throughout the project area, and waste characterization of buildings scheduled to be abated and demolished. Surveys conducted

include a wide range of building structures including, historical buildings, several multi-story military classrooms, student center, dining hall, library, and other smaller military structures. Comprehensive reports for all phases of this large project were delivered with detailed discussion of results and clear management options presented.

In April 2015, working closely with governing regulatory agencies, Vista oversaw a pilot program in which three abatement contractors had a month to abate a portion of the 1950's era "Hammerhead" barracks buildings to evaluate the effectiveness of each teams' preferred method of removal proposed to remove lead based paint and asbestos skim coat off the interior concrete walls and ceilings. Regulatory involvement from the MBARD was engaged for compliance review of the mechanical removal technique for approval. The local water authorities were also engaged to ensure that filtration of water discharged was within acceptable levels for metals. The pilot program was conducted in order for the contractors to realistically bid this complex project.

Working at this unique campus has provided us with great insight. We have been involved with the demolition of several hundred structures, from start (planning) to finish (new construction). This will be the nation's first military base to university conversion and overall project completion is anticipated to be 2021.

Project Title:

Fort Ord Resource Authority

Surplus II

Hazardous Materials Surveys and Abatement/Demolition Monitoring, Seaside, CA

Project Role: Primary Contractor

Project Duration: 2016-2019

Vista Project Value: \$300K

Reference:

Peter Said

Project Manager

Fort Ord Reuse Authority (Now
Dissolved*)

920 2nd Avenue, Suite A

Marina, CA 93933

(*No Phone or E-mail Available)



The Surplus II is comprised of 28 Buildings including 10 “Rolling Pins” (RP), 8 “Hammerheads” (HH), 5 Administration Buildings (AD), 2 Armories (AR), 1 Cafeteria (CF), and a Gymnasium (G) with an adjacent small metal structure.

The survey was performed to identify and sample, suspect asbestos-containing materials, representative building components for the presence of lead-containing surface coatings/lead-based paints (LCSC/LBP), Polychlorinated Biphenyls (PCBs) in light fixture ballasts and transformers/transformer pads, and other hazardous materials that may have been in the path of construction for the demolition project. Vista also performed waste characterization estimate sampling for the four building types.

From 2018 to 2019 Vista oversaw the abatement and demolition of hazardous materials from all buildings except for the Hammerheads which were not part of Phase I demolition activities. Vista’s key personnel reviewed submittals and work plans, performed air quality monitoring for asbestos, lead and demolition dust, observed and inspected the removal operations to insure compliance with regulatory rules and contractual obligations. Vista also managed hazardous waste manifests and collected water samples for Monterey One Water’s discharge into the sanitary sewer.

Vista acted as the liaison between the project team and the Monterey Bay Air Recourse District (MBARD) to resolve any issues they had with abatement or demolition operations.

Project Title:

**Alameda Naval Air Station
Demolition/Deconstruction Design, Alameda, CA**

Project Role: Primary Contractor

Project Duration: 2007-Ongoing

Vista Project Value: \$2.25M

Reference:

Bill Kennedy
Vice President of Construction
Catellus
66 Franklin Street, Suite 200
Oakland, CA 94607
510-267-3420
bkennedy@catellus.com



Key Personnel:

Charles Bove, Christopher Burns, Christopher Elliott, Luis J. Rocha.

Vista key personnel oversaw and performed comprehensive hazardous materials assessments, cost estimates, remediation/demolition/deconstruction design, and remediation oversight management of all of the buildings on 215 acres at the former Fleet Industrial Supply Center (FISC) and East Housing areas of the former Alameda Naval Air Station

Mr. Bove was the Principal in Charge on this project and managed hundreds of individual surveys and inventory of hazardous materials in over 2 million square feet of residential and industrial structures. He was responsible for the development of plans and specifications for the removal of hazardous materials during demolition, including soil contamination and tearing out contaminated utilities. Vista’s other key personnel including Christopher Burns, Christopher Elliot, and Luis J. Rocha have been involved at

different points over the past 13 years of continuous work at the site ranging from remediation oversight of the hazardous materials found, identification of soil contaminants, perimeter required air quality monitoring and site specific storm water prevention for an emergency project.

This project was accomplished in preparation for the commercial and residential redevelopment of the decommissioned military facility. The buildings that were part of this project included 589 units of housing (800,000 square feet), ten warehouses (two million square feet), hospital building (120,000 square feet) and several smaller buildings including a boiler building.

Pre-assessment research, including extensive site visits and aerial photo/historical document reviews, uncovered previously missed hazardous materials including underground storage tanks (USTs), buried building debris from previous demolitions, and pesticide contaminated soil/building materials.

The hazardous materials survey portion of the project included a detailed inventory of asbestos containing materials including subsurface piping and soil, lead-based and lead containing components, PCB ballasts and transformers, universal waste, ozone depleting chemicals, organochlorinated pesticide contaminated soil and building materials and UST identification. Vista's key personnel were involved in the first phase (residential and commercial outfall) of remediation oversight of the hazardous materials found. The project team met with the community living adjacent to the property prior to abatement to discuss operations, safeguards and potential noise monitoring was added to fence line asbestos and lead monitoring at the request of the community leaders.

The project team met with the Bay Area Air Quality Management District (BAAQMD) to discuss removal of weathered asbestos paneling that covered four large warehouses. The outcome of the meeting allowed abatement operations to be done at a lower regulatory compliance level, which saved time and money. Vista's key personnel performed air quality monitoring, observed and inspected the removal operations to insure compliance with regulatory rules and contractual obligations. Vista also managed the hazardous waste manifests and documented the subsurface infrastructure when it was unearthed.

In addition to the preceding, Vista performed ultrasound investigation and potholing to assist the Navy in locating a missing underground storage tank. The relationship with regulators helped the project team when damaged subsurface asbestos piping was found by the new construction general contractor. Cal/OSHA was called and the local AQMD contacted the team and brought them into the discussions. Vista's key personnel worked with the team to write a response to Cal/OSHA's violation. Vista also wrote a clean-up work plan for the Hospital/Administration building that was burnt to the ground and dispersed lead and asbestos-containing materials over the project site.

Project Title:

Riverbank Army Ammunition Depot
Asbestos & Lead Survey, Riverbank, CA

Project Role: Sub-Contractor

Duration: 2018-2019

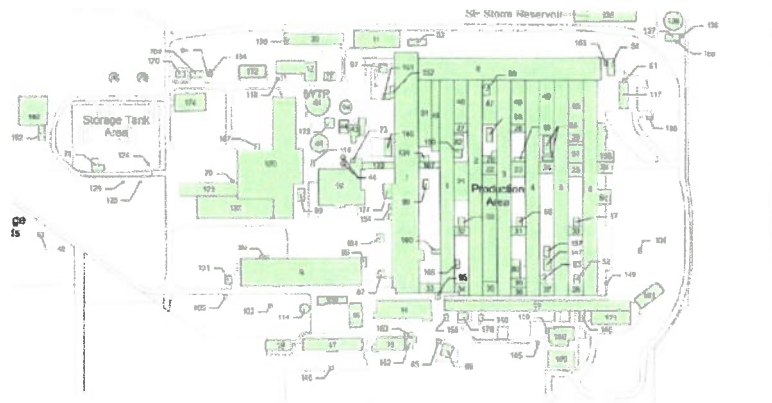
Project Value: \$319K

Project Reference:

Chuck Holman, VP, Environmental
Services

Ahtna Engineering, Inc.
2255 Contra Costa Blvd., Suite 312
Pleasant Hill, CA 94523
916-275-9989

cholman@ahnta



Key Personnel:

Charles Bove, Christopher Burns, Luis J. Rocha, Jordan Toy

Charles Bove, principal in charge, provided cost estimates and oversaw all aspects of the project. Christopher Burns was the key contact person for Vista Environmental Consulting (Vista) and was the liaison for Ahtna Engineering, Inc., Riverbank Army Ammunition Staff, Contractors, and government officials. Christopher Elliott, Christopher Burns, and Javier Rocha conducted the asbestos survey and lead sampling.

Riverbank Army Ammunition Depot, a large scale project, was completed on time. The objective was to provide asbestos and lead reports for 147 buildings at Riverbank Army Ammunition Plant (RBAAP). RBAAP (project site) was located at 5400 Claus Rd, City of Riverbank, Stanislaus County, California. The facility was approximately 100 acres in overall size. The US Army has transferred some portions of RBAAP to the City of Riverbank Local Reuse Authority (LRA) and the rest of RBAAP is leased to the LRA who has subsequently leased many of the buildings to individual tenants. The 147 buildings amounted to an approximate combined square footage of 905,000. Many of the buildings were constructed during the buildup to World War II and are used by individual tenants for various industrial/office purposes. The purpose of the work was to identify asbestos containing building materials (ACM) and lead-based paint (LBP) in the buildings and produce comprehensive reports outlining the approximate quantities and locations of the ACM and LBP identified.

Vista reviewed and utilized copies of building drawings, lead based paint surveys and asbestos surveys of the affected buildings, to the extent available prior to starting the survey in order to formulate best practices.

The asbestos survey was performed by Vista's AHERA certified personal who are California Division of Occupational Safety and Health (Cal/OSHA) Certified Asbestos Consultants (CAC) or Certified Site Surveillance Technicians (CSST). Vista's survey included collection of over 2,800 suspect asbestos containing materials (ACM) from the Army buildings, equipment and infrastructure. Vista evaluated and recorded the type, condition, and quantity of all ACM. The work included collection of bulk samples from walls, ceiling, piping, flooring, roofing or any other materials where asbestos may have been present. When a bulk ACM sample consisted of one or more discrete layers or materials, each layer was treated separately and the results reported by layer. This was the case with most of the ceilings and roofs in the 147 buildings. Asbestos samples were submitted to an accredited laboratory for analysis.

The lead surveys were performed by EPA certified building inspectors for lead-based paint (LBP) activities who are California Department of Public Health (CDPH) Lead Related Construction Inspector/Assessors (LRCIA) or Lead Related Construction Sampling Technicians (LRCST) with at least one team member with 5 years' experience in performing lead surveys of a comparable scope and complexity to this project.

Vista collected over 500 samples for LBP using approved sampling and testing methods and procedures. Vista evaluated and recorded the type, condition, and quantity of all LBP. The work included collection of samples from walls, ceiling, structure, and other surfaces where LBP may have been present. At least one sample of suspected LBP was collected for each color of paint present. Paint samples were analyzed by EPA Method EPA SW-846 6010 or 6020 with a 5 day TAT. Vista's lead survey included the use of a hand-held XRF direct read device to analyze representative painted and coated surfaces for evaluation of lead levels prior to focused paint chip sampling.

All asbestos and lead sample locations were clearly noted on appropriate building drawings identifying materials found to contain asbestos that are friable or non-friable. The ACM descriptions, locations and quantity determinations were clearly and easily identifiable.

Vista prepared separate reports for both asbestos and lead surveys. Vista's reports included the scope of work, list of regulations and standards applicable to work performed; certifications of survey members. The reports also included laboratory analytical findings, data type, condition, location, friability (ACM), and estimated quantities of ACM and LBP; as well as building layouts and plans identifying sample locations. Homogeneous areas of ACM and LBP were shown clearly on drawings and were easily cross-referenced to the text. Completed chain of custody records were also provided for samples submitted for lab analysis. The reports were provided in digital format with hard copies available upon request.

Understanding of Scope of Work

Vista Environmental Consulting's (Vista) management and field staff have reviewed the following documents provided to prepare this proposal:

- Wallace Group Request for Proposal for the Stockade Demolition – Abatement Oversight & Air Monitoring, emailed to Vista on July 17, 2020
- Wallace Group, Request for Proposal – Update: July 24, 2020
- Appendix A – Stockade Plans
- Appendix B – Stockade Specifications
- Appendix C – Notice to Bidders
- Appendix D – Addendum #1
- Appendix E – Addendum #2
- Appendix F – Addendum #3
- Vista's report "S202, Task 2 7 3 – Pre-demolition Hazardous Materials Survey, Stockade Complex, Marina, California" dated October 3, 2017.

Vista's staff has extensive experience working as a team member with construction management firms, architects, engineers, and other environmental professionals on demolition and renovation/modernization projects. Our ability to understand all facets of architectural and engineering design drawings from selective demolition to new construction enables us to meet our client's needs and to tailor our scope of work to fit the unique requirements of each and every project. Our knowledge and experience working on hazardous materials remediation projects with contractors and regulatory agencies has helped us team with the owner's representatives and other design team members to keep hazardous materials related change orders nearly non-existent, and bring in the projects safely, on-time and on-budget.

It is Vista's understanding to serve as construction administration support and third party oversight, monitoring and inspection during the Stockade Complex HazMat Materials Abatement and Building Removal project. Vista confirms that the scope of work includes, but is not limited to;

- Review of environmental submittals outlined in the specifications, including the work plan.
- Provide air monitoring and observations services for duration of abatement and Hazmat portion of the project for up to 100 days of the base bid.
- Vista staff will be onsite during all abatement operations, monitoring the activities of the abatement contractor.
- Attend weekly virtual construction meetings, review the schedule and assist with RFI responses.
- Identify, prepare, log and monitor all potential contract change orders, extra work, and disputes related to abatement work.
- Provide area air monitoring for lead and upwind/downwind fence line monitoring for total dust for up to 40 days during the Additive Alternative phase, Stockade Buildings Removal and Disposal.
- Provide monthly invoices, broken down by project component, identifying each individual's actual hours.
- Provide supporting invoices for direct and subcontracted costs.
- Deliver closeout documentation including, but not limited to, daily observation logs, quantity verification, photo documentation, air sampling reports, and daily/weekly submittal reviews.

Project Approach

Vista Environmental Consulting (Vista) understands that the Wallace Group is seeking a Sub consultant who is a certified Environmental Professional to support construction management and inspection services for the Stockade Complex HazMat abatement and Building Removal Project. This project includes the Stockade Building (B4953), Maintenance Building (B4954), Generator Building (B4955), Sewage Pump Station (B4957), Storage Building (B4951), three Guard Towers (B4950, B4952 and B4956) and paved Areas. The following is our general approach for the requested services in accordance with the RFP and Addenda No.1, No.2 and No. 3 as well as our understanding of the project.

Base Bid – Hazardous Material Abatement, Removal & Disposal:

Submittal Review:

- Vista will review environmental submittals outlined in the specification and all other existing documentation prior to start to gain a deeper understanding of the full scope of the project.
- Vista will provide a Submittal Review Form to the abatement contractor identifying which submittal items have been reviewed and if the documents are accepted, missing, or accepted with conditions. Vista will conduct multiple rounds of reviews, as needed, until submittals are deemed accepted, and abatement can begin.

Air Monitoring and Observation Services:

- Vista will perform a pre-abatement visual assessment of the project site to assess any changes in the hazardous materials condition from the 2017 survey report that would warrant additional pre-cleaning or MBARD reclassification from non-friable to friable categories.
- Vista will attend a scope of work walkthrough with the abatement company to discuss their work plan and the overall scope and expectations of the project.
- Prior to abatement inside every regulated area or containment Vista will conduct a pre-visual inspection of containment setup and proposed removal methods to make sure it is in compliance with the project specifications and pertinent regulations.
- Vista will provide Air Monitoring and Observation services for the duration of the Abatement and Hazmat services. Vista will collect daily asbestos and/or lead air samples as necessary during abatement to be sent to an accredited laboratory for analysis and update the Wallace Group on the results of those samples.
- Vista will perform daily observation and monitoring of the abatement and removal of the hazardous materials at the Project Site. Observation includes visual inspections of work area cleanliness and thoroughness in compliance with regulations, and inspections of surrounding areas to verify materials have not migrated outside the designated work areas.
- Vista will record daily activity on field forms that inform the owner of what occurred on the site as it pertains to the abatement. Upon completion of the abatement activity, Vista will provide the owner or the owner's representative with a clearance memo for the phase of the project that has been completed.
- At the completion of the abatement activity, Vista will conduct a final visual to assure the contractor removed the materials in accordance with the project documents.
- Vista will perform area air monitoring utilizing Phase Contrast Microcopy (PCM) for asbestos, as needed. PCM air samples will be collected and read on-site by our NIOSH 582 trained and AIHA PAT program proficient technicians. Clearance air samples will be sent to an accredited laboratory with a 24-hour turnaround time.
- Vista will also collect up to 2 lead air samples per shift, as necessary. All lead air samples will be sent to an accredited laboratory for analysis on 24-hour turnaround time.
- Vista will field manage hazardous, non-hazardous manifests and monitor all waste shipments from the site. Waste shipments will be recorded on a spreadsheet and will include landfill weight ticket results obtained from the abatement contractor.

On-Site Presence

- A member of Vista's professional staff will be onsite daily to verify site conditions for each structure being abated and monitor and record the activities of the abatement contractor to ensure they are abiding by all regulations governing such work.
- Any abatement contractor deficiencies that cannot be corrected immediately in the field will be communicated to the Wallace Group.

- Vista's staff will act as liaison to MBARD inspectors during their site visits. Any comments or concerns from them will be communicated to the project team.

Weekly Virtual Construction Meetings

- Prior to the start of the abatement activities, Vista will attend a kick-off meeting with the Wallace Group to confirm our understanding of the proposed scope of work and discuss the schedule, access arrangements, available survey reports and building documentation, and other parameters as appropriate. This meeting will be the start of developing project management methods, so that communication and coordination with the Wallace Group will run smoothly and the project schedule will stay on-track and within budget.
- Vista will also attend weekly virtual construction meetings throughout the project, as needed.

Change Orders & Disputes

- While on-site, Vista will take care to identify, prepare, log and monitor all potential contract change orders, extra work, and disputes that arise related to abatement work.
- Any such issues that should arise will be promptly communicated to the Wallace Group.

Invoices

- Vista will provide monthly invoices, broken down by project component, identifying each individual's actual hours. If used, supporting invoices for direct and subcontracted costs will also be provided.

Deliverables

- At the end of the abatement activities Vista will provide the Wallace Group with deliverables in a PDF format that includes an executive summary, daily observation logs, A spreadsheet with building(s), materials, material locations, quantities, air sampling reports, field drawings showing sample locations and material location, pictures of unusual conditions/materials will be included as appropriate enhance the report and the understanding of the data by the end users and submittal review.
- Summary of project deliverables:
 - Daily Observation Logs
 - Quantity Verification
 - Photo Documentation
 - Air Sampling Reports
 - Submittal Review
 - Assist with RFI responses
 - Schedule Review
 - Work Plan Review
 - Clearance Reviews

ADDITIVE ALTERNATIVE – Stockade Buildings Removal & Disposal:

The Additive Alternative phase comprises the removal and disposal of Stockade buildings identified in this project. During this phase, Vista recommends that fence line lead air sampling be conducted, as well as upwind and downwind dust monitoring. It is anticipated that this phase of the project will require 40 working days.

Vista will provide a technician to this project for the following:

- Fence line lead air sampling will be conducted. Up to 2 lead air samples will be collected per shift. Samples will be submitted under proper chain of custody procedures to an accredited laboratory for analysis on a 24-hour turnaround.
- Vista's technician will set-up two TSI 8533 DRX DustTrak machines daily for continuous monitoring of dust PM10 levels: one at the upwind perimeter of the work area and one in a downwind location. DustTrak machines will be mounted on tripods approximately 5 feet above the ground surface.
- One Kestrel 2000 pocket wind meter will be used to measure wind speed and direction every 30 minutes. Weather conditions will also be recorded.
- DustTrak locations will be adjusted throughout the day based on changes in wind pattern.
- Monitoring data will be recorded on a regular time interval of approximately every 30 minutes to manually record the following parameters: date; time; field activity; sampling locations; wind speed and direction; weather conditions; dust monitor levels in mg/m³; and corrective actions taken (if applicable).
- Demolition contractor activities will be recorded on Daily Field Logs. Vista will observe if the contractor followings MBARD rule 439 – Building Removal especially in regard to visible emissions (wetting) and work practice stands including work being prohibited when peak wind speed exceeds 15 miles per hour.
- Any demolition contractor deficiencies that cannot be corrected immediately in the field will be communicated to the Wallace Group.
- Vista's staff will act as liaison to MBARD inspectors during their site visits. Any comments or concerns from them will be communicated to the project team.
- If sub-surface utility piping such as asbestos-cement or tar wrapped piping is discovered during the demolition/grading, Vista will observe activities and air monitor as per the Base Bid approach.
- Deliverables include DustTrak data, as well as Daily Field Logs, site maps and field notes provided in pdf format.

Estimated Fees

The fees presented below are based on time and material fees, not to exceed amounts at the following fee schedules:

Base Bid (100 Shifts)

Tasks:

1. Construction Administration: Includes, but not limited to submittal review, some meetings, and assistance with RFIs.
2. Abatement Oversight and Air Monitoring: Includes daily observation, air monitoring, weekly virtual meeting, and assisting on potential change orders.
3. Closeout Deliverables

Breakdown:

Task	Staff	Hours	Rate	Total
1	Project Manager	6	\$145.00	\$870.00
1	Senior Technician	4	\$100.00	\$400.00
1	Clerical	4	\$60.00	\$240.00
Task 1 Total				\$1,510.00
2	Senior Technician*	800	\$114.00	\$91,200.00
2	Project Manager	30	\$145.00	\$4,350.00
2	Clerical	10	\$60.00	\$600.00
Task 2 Total				\$96,150.00
3	Project Manager	6	\$145.00	\$870.00
3	Senior Technician	6	\$105.00	\$600.00
3	Clerical	4	\$60.00	\$240.00
Task 3 Total				\$1,710.00
Base Bid Total				\$99,370.00

*Rate is fully burdened with analytical costs, equipment, and other consumable and reimbursable costs.

The fee for Base Bid task activities, as outlined above, will be determined on a time and materials basis, based on the following fully burdened daily shift rate schedule:

Daily Shift Rate \$993.70
Total for 100 Shifts \$99,370.00

Additive Alternate (40 shifts)

Breakdown:

Staff	Hours	Rate	Total
Project Manager	16	\$145.00	\$2,320.00
Senior Technician - Reporting	6	\$100.00	\$630.00
Senior Technician - Field*	320	\$114.00	\$36,480.00
Clerical	8	\$60.00	\$480.00
Dust Monitoring Equipment	2 (Months)	\$2,760.00	\$5,520.00
Additive Alternative Bid Total			\$45,430.00

*Technician rate is fully burdened with analytical costs, and other consumable and reimbursable costs.

The fee for Additive Alternative Bid activities, as outlined above, will be determined on a time and materials basis, based on the following fully burdened daily shift rate schedule:

Daily Shift Rate \$1,135.75
Total for 40 Shifts \$45,430.00

These prices include all tasks and costs related to each respective project as described above, including project management, technician & administration time, materials, travel, laboratory fees, equipment and all other incidental costs to monitor the project.

As a firm, we have the experience and commitment necessary to fulfill and execute the services being requested by the Wallace Group for the Stockade Demolition Project. Thank you for the opportunity to submit this proposal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "C. Bove". The signature is fluid and cursive, with the first name "Charles" and last name "Bove" clearly distinguishable.

Vista Environmental Consulting, Inc.
Charles Bove, President, CEO

**AMENDMENT No. 1 TO THE CITY OF MARINA AGREEMENT FOR ON-CALL
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES**

THIS AMENDMENT No. 1 (“Amendment 1”) to the City of Marina Agreement for On-Call Construction Management and Inspection Services is made this August____, 2020, by and between the City of Marina, a California charter city, herein referred to as the “CITY” and Wallace Group, a California Corporation herein referred to as the “CONTRACTOR”. CITY and CONTRACTOR are sometimes referred collectively as the “Parties” in this Amendment.

Recitals

- A. On May 8, 2020, CITY and CONTRACTOR entered into the Agreement for services to provide on-Call Construction Management and Inspection Services pertaining to various City projects and to provide on-call support services for the City on an as-needed basis as determined by the City Engineer.
- B. The Agreement provides it may only be amended or modified by written agreement of the Parties. Both Parties now desire to amend the Agreement to increase the total annual compensation cap.
- C. Only the numbered Articles of the Agreement which are being amended are set forth in this First Amendment.

Terms & Conditions Amended

Now, therefore, the Parties agree to amend the Agreement as follows:

- 1. Article 3 “Compensation” Section (a) is amended to read in its entirety:

(a) “City liability for compensation to Contractor under this Agreement shall only be to the extent of the present appropriation to fund this Agreement. For services to be provided under this Agreement City shall compensate Contractor in accordance with the provisions of this Section and the hourly rate(s) and reimbursable schedule(s) attached hereto as Exhibit B and incorporated herein by this reference. The total annual compensation under this agreement shall be limited to **Six Hundred Thousand Dollars (\$600,000)** per fiscal year, which runs from July 1 to June 30, and that “not to exceed” amount will be prorated for the period from the Commencement Date to the remainder of the first fiscal year of the Agreement.”

All other terms and conditions of the Agreement shall remain in full force and effect.

This First Amendment may be executed in two (2) counterparts, each of which shall be deemed an original, but both of which together shall constitute one and the same instrument. Counterpart may be delivered by facsimile, electronic mail (including pdf. or any electronic signature complying with the U.S.ESIGN Act of 2000, California's Uniform Electronic Transactions Act (Cal. Civil Code 1633.1 et seq.) or other applicable law) or other transmission method and any counterpart so delivered shall be deemed to have been validly delivered and be valid and effective for all purposes. This Amendment No. 1 consists of two (2) pages.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 1 to the to the City of Marina Agreement for On-Call Construction Management and Inspection Services to increase the annual compensation cap and for CONTRACTOR to provide on-call construction management and inspection support services for the City on an as-needed basis as determined by the City Engineer on the date(s) and year written below.

CITY OF MARINA

Wallace Group, a California Corporation

By: _____
Layne Long
City Manager

By: _____
Name:
Its:

Date: _____ 2020

Date: _____ 2020

(Attestation & Approval follow)

ATTEST:

By: _____
Deputy City Clerk

APPROVED AS TO FORM:

By: _____
City Attorney

August 12, 2020

Item No. **11b**

Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of August 18, 2020

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2020-,
APPROVING AMENDMENT NO. 1 TO THE ON-CALL CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES AGREEMENT BETWEEN N
THE CITY OF MARINA AND WALLACE GROUP, AND AUTHORIZING THE
CITY MANAGER TO EXECUTE THE AMENDMENT ON BEHALF OF THE
CITY SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY
ATTORNEY.**

REQUEST:

It is requested that the City Council consider the following action:

1. Adopt Resolution No. 2020-, approving Amendment No. 1 to the On-call Construction Management and Inspection Services between the City of Marina and Wallace Group, to increase the annual contract limit to \$600, 000 per fiscal year; and
2. Authorizing the City Manager to execute the amendment on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

On January 22, 2020, the City Council of the City of Marina adopted Resolution No. 2020-07, approving a Memorandum of Agreement between the City of Marina and the former Fort Ord Reuse Authority (FORA), for project management of the hazardous material and building removal of the City of Marina's stockade and ancillary buildings.

On April 7th, 2020 the City Council passed Resolution No. 2020-30, approving a professional services agreement between the City of Marina and Wallace Group (WG) for on-call construction management, and construction inspection services for projects in the Capital Improvement Program (CIP) and Airport Capital Improvement Programs (ACIP).

On May 18, 2020, the On-call Construction Management and Inspection Services between the City of Marina and WG was executed with a compensation limit of \$300,000 per fiscal year. Work is issued through Service Orders on a time and materials/reimbursable expenses(T&M) basis.

City received a cost proposal for Construction Management and Inspection for the Stockade Complex Hazardous Material Abatement and Building Removal in the amount of \$331,100, (**"EXHIBIT A"**). (WG) proposal includes \$144,800 for environmental hygienist and air monitoring by Vista Environmental Consulting who is a sub-consultant to WG. Vista Environmental Consulting has experience in past demolition projects of Fort Ord structures and familiarity with the Stockade Complex. Vista prepared the report for hazardous material survey and testing of the Stockade complex under the former Fort Ord Reuse Authority's (FORA) contract. The WG proposal is greater than the initial limit set for the On-call Construction Management and Inspection Services agreement.

On July 28, 2020, the City received sealed proposal for the execution of the Stockade Complex Hazardous Material Abatement and Building Removal Project. City staff recommendations to award a construction contract also is included in the August 18th City Council Meeting agenda.

ANALYSIS:

Executing a service order with WG through the On-Call Construction Management and Inspection Services for the Stockade Complex Hazardous Material Abatement and Building Removal project is the most expeditious way for the City to support the demolition of the Stockade Building and to fulfill the City's obligations on the Memorandum of Agreement between the City of Marina and the former Fort Ord Reuse Authority (FORA). This is an example of the reason that the City enters into on-call agreements for professional services.

Increasing the annual compensation limit for the on-call construction management, and construction inspection services agreement with WG to \$600,000 will allow for adequate management, inspection, and oversight of the Stockade hazardous material and building removal and provide for a readily available contract to help in the construction management and inspection services for other City CIP projects.

FISCAL IMPACT:

On June 9, 2020, FORA transferred funding in the amount of \$2,050,000 to the City of Marina for the execution of work to abate hazardous materials and demolish the buildings included in the Stockade Complex. Funding has been placed in the FORA Dissolution Fund and the requested appropriation of funding to the Stockade project is a part of the recommended award of construction contract elsewhere on the August 18, 2020 agenda.

The WG proposal for Construction Management and Inspection Services for the Stockade Hazardous Material Abatement and Building Removal is about 25% lower than the FORA's estimates and is well within the funding the City received from FORA.

CONCLUSION:

The City staff recommends City Councils' considerations and approval of the request for Amendment No. 1 to the On-call Construction Management and Inspection Services between the City of Marina and Wallace Group, to increase the contract amount to \$600,000 per fiscal year and authorizing the City Manager to execute the amendment ("**EXHIBIT B**") on behalf of the City subject to final review and approval by the City Attorney.

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina