

RESOLUTION NO. 2021-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA APPROVING AMENDMENT NO. 2 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, the closure of Fort Ord resulted in land being deeded to the City of Marina in an “as-is” condition. The land contains numerous buildings that served the former fort which have deteriorated since 1994 and need to be removed as part of the land redevelopment; and

WHEREAS, although the Fort Ord Reuse Authority (FORA) sunsetted on June 30, 2020, FORA secured bond funding for blight removal prior to closure. Included in the bond funding are FORA bond trust funds allocated to the City amounting to \$8,561,968 and escrow bonds that are projected to generate \$6.5M in blight removal funding through 2025; and

WHEREAS, On January 20, 2021, the City Council of the City of Marina adopted Resolution No. 2021-11 approving funding for removal of 46 barracks buildings on the future Dunes City Park and removal of 31 duplexes in Cypress Knolls along 3rd and Rendova; and

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

WHEREAS, On August 21, 2020, the City Council passed Resolution No. 2020-111, 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 contract limit to \$600,000 for first fiscal year. This amendment was issued to cover the Construction Management and Inspection Services for the Stockade Complex removal; and

WHEREAS, increasing the compensation limit for the on-call construction management and construction inspection services agreement with Wallace Group to \$1,500,000 will allow for adequate management, inspection, and oversight of blight removal and provide for readily available contract to support in construction management and inspection services for other City CIP projects; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Marina does hereby adopt Resolution No. 2021-41 for the following actions:

1. Approving Contract Amendment No. 2 to the On-call Construction Management and Inspection Services agreement between the City of Marina and Wallace Group, to add to the scope of work the construction management and inspection of the blight hazardous material abatement and building removal of Phase 1: 46 barracks buildings located at the future Dunes City Park and 31 duplex buildings located in Cypress Knoll, Phase 2: Six barracks buildings on CDEC Hill Eleventh Street and Phase 3: 13 barracks buildings located on Dunes Park South; and
2. Increasing the annual contract limit to \$1,500,000.00 for fiscal year 2021-2022; and
3. Authorizing the City Manager to execute the amendment on behalf of the City subject to final review and approval by the City Attorney.

4. Direct Wallace Group to work with arborists and biologist to protect trees and special status species to the maximum extent possible; and
5. that no trees will be removed before tree removal recommendations are reviewed by the city council and the public at cypress knolls at the Dunes City Park and CDEC Hill; and
6. That maps of trees, shrubs and special status species would be made available to council and the public prior to vegetation removals

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 4th day of May 2021, by the following vote:

AYES: COUNCIL MEMBERS: Medina Dirksen, Burnett, Berkley, Biala, Delgado

NOES: COUNCIL MEMBERS: None

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

ATTEST:

Anita Sharp, Deputy City Clerk

"Exhibit A-1"

CONTRACT AMENDMENT

Project Name: Construction Management & Inspection Services	CA No. 2
Client Name: City of Marina	Project/Phase No. 1585-0001-03
Attention: Brian McMinn	Date: March 26, 2021
Address: 211 Hillcrest Avenue, Marina, California, 93933	



WALLACE GROUP®

Wallace Group requests the Client's authorization to proceed with revisions to the contract agreement for the above referenced project as herein described. Approval below incorporates this document as a part of the original contract signed May 18, 2020. If approved, please return one signed original Contract Amendment to Wallace Group.

Description and Purpose of the Revision(s)

This amendment to the City of Marina Construction Management and Inspection Services is for Construction Management and Inspections for the abatement and demolition of Phase 1: 47 wood barracks buildings and 31 duplex buildings, Phase 2: Six (6) wood barracks buildings and Phase 3: Thirteen (13) barracks buildings. These buildings are at four areas in the City located at the former Fort Ord.

Below is the cost breakdown for this amendment:

PHASE 1:

- | | |
|---|-----------------------|
| 1. Area 1 (City Park) ,47 buildings: | \$668,750.30 |
| 2. Area 4 (Cypress Knoll), 31 duplex buildings: | \$392,702.20 |
| Total Phase 1: | \$1,061,452.50 |

PHASE 2:

- | | |
|--|---------------|
| 3. Area 2 (So of PBC Parcel) ,6 buildings: | \$ 105,320.60 |
|--|---------------|

PHASE 3:

- | | |
|--|-----------------------|
| 4. Area 3 (Eleventh Street), 13 buildings: | \$187,823.80 |
| Grand Total | \$1,354,496.90 |

Proposal is based on the four areas to be delivered separately. If areas are bundled together cost will be reduced. Cost breakdown is as shown Attachment A.

Revision(s) Represent:

- () a change in previous instructions
() a change in Scope of Services
(x) other: Additional Work and Additional Funding

Revision(s) Fee:

- (x) hourly (time & materials) \$1,354,496.90
() progress billing: \$
() not-to-exceed w/o authorization: \$

Revision(s) will be invoiced as:

- () increase to an item within the existing contract
(x) a new item added to existing contract

Issued by,

WALLACE GROUP, a California Corporation

APPROVED BY CLIENT:

Kari E. Wagner, PE C66026
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

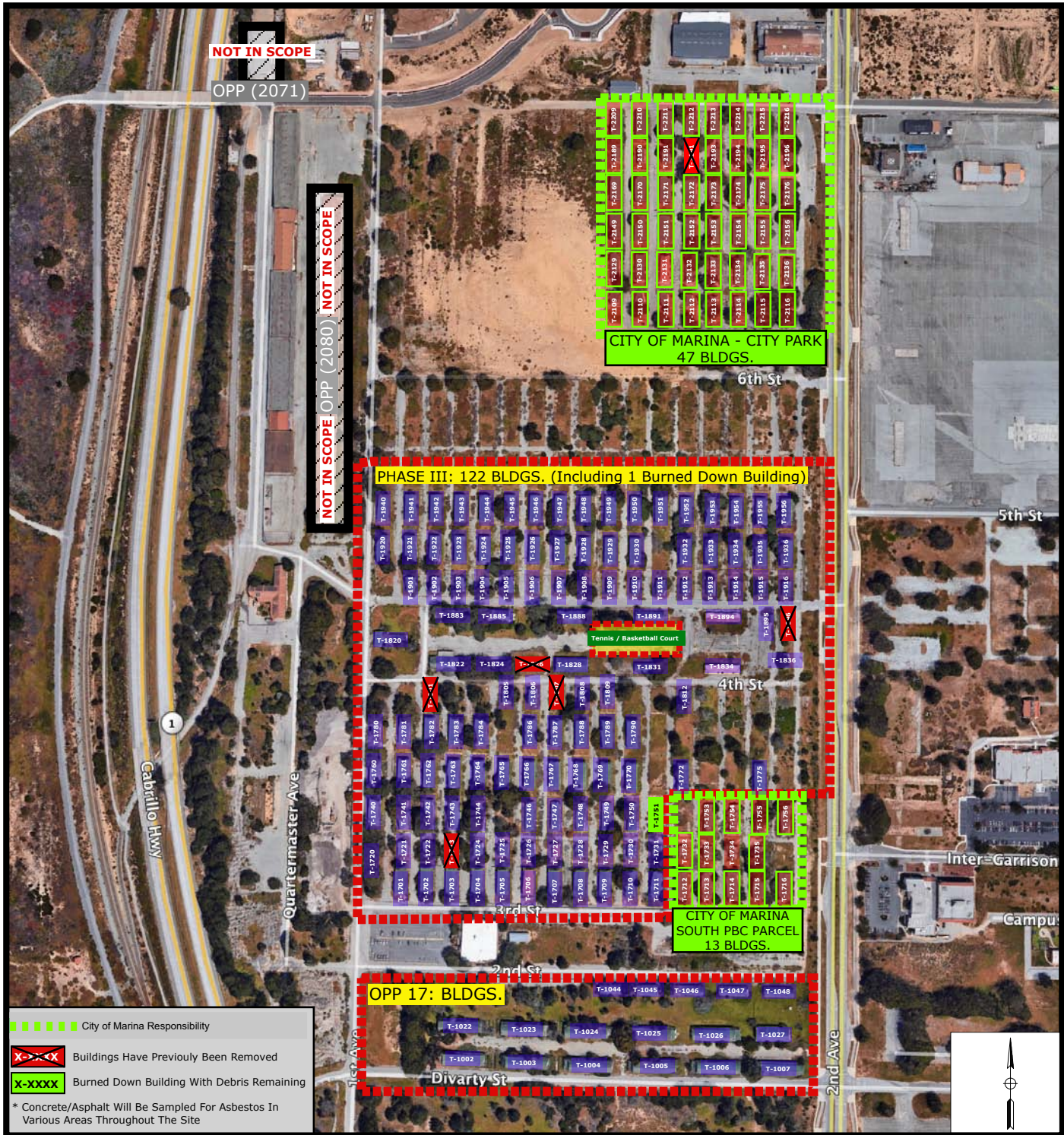
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ATTACHMENT A



DATE PREPARED:
3/8/21

REVISION:

PROJECT NO:
1585-001-00 and 1585-003

SOURCE:
Google Earth

DRAWN BY:
PKM

SCALE:
NTS

City of Marina
Building (Blight) Removal



DATE PREPARED:
3/8/21

REVISION:

PROJECT NO:
1585-001-00 and 1585-003

SOURCE:
Google Earth

DRAWN BY:
PKM

SCALE:
NTS

City of Marina
Building (Blight) Removal



DATE PREPARED:
3/23/21

REVISION:

PROJECT NO:
1585-001-00 and 1585-003

SOURCE:
Google Earth

DRAWN BY:
PKM

SCALE:
NTS

City of Marina
Building (Blight) Removal
Duplex Buildings (31)
Cypress Knoll

April 13, 2021
Honorable Mayor and Members
of the Marina City Council

Item No. **11a**
City Council Meeting
of May 4, 2021

CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2021-, APPROVING AMENDMENT NO. 2 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.

REQUEST: It is requested that the City Council:

1. Consider adopting of Resolution No. 2021-, approving Contract Amendment No. 2 “**Exhibit A**” to the On-call Construction Management and Inspection Services agreement between the City of Marina and Wallace Group, to add to the scope of work the construction management and inspection of the blight hazardous material abatement and building removal of Phase 1: 47 barracks buildings located at the future Dunes City Park and 31 duplex buildings located in Cypress Knolls, Phase 2: Six barracks buildings on CDEC Hill Eleventh Street and Phase 3: 13 barracks buildings located on Dunes Park South.
2. Increasing the annual contract limit to \$1,500,000.00 for fiscal year 2021-2022.
3. Authorizing the City Manager to execute the amendment on behalf of the City subject to final review and approval by the City Attorney.

BACKGROUND:

The closure of Fort Ord resulted in land being deeded to the City of Marina in an “as-is” condition. The land contains numerous buildings that served the former fort which have deteriorated since 1994 and need to be removed as part of the land redevelopment.

Some of the buildings are on property that the City will retain and must be removed for future development. These include 65 barracks buildings and 260 duplex housing units on what was planned to be the Cypress Knolls development.

Although the Fort Ord Reuse Authority (FORA) sunset on June 30, 2020, FORA secured bond funding for blight removal prior to closure. Included in the bond funding are FORA bond trust funds allocated to the City amounting to \$8,561,968 and escrow bonds that are projected to generate \$6.5M in blight removal funding through 2025.

On January 20, 2021, the City Council of the City of Marina adopted Resolution No. 2021-11 approving funding for removal of 47 barracks buildings on the future Dunes City Park and removal of 31 duplexes in Cypress Knolls along 3rd and Rendova.

On April 7, 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).

On May 18, 2020, the On-call Construction Management and Inspection Services agreement between the City of Marina and Wallace Group 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 basis.

On August 21, 2020, the City Council passed Resolution No. 2020-111, 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 contract limit to \$600,000 for first fiscal year ending June 2021. This amendment was issued to cover the Construction Management and Inspection Services for the Stockade Complex removal.

The City received a cost proposal from Wallace Group for Construction Management and Inspection services for the hazardous material abatement and blighted building removal as follows and attached hereto as “**Exhibit A-1**”.

PHASE 1:

- | | |
|---|--------------|
| 1. Area 1 (Dunes City Park) ,47 buildings: | \$668,750.30 |
| 2. Area 4 (Cypress Knoll), 31 duplex buildings: | \$392,702.20 |

Total Phase 1: \$1,061,452.50

PHASE 2:

- | | |
|---|---------------|
| 3. Area 2 (CDEC Hill Eleventh Street) ,6 buildings: | \$ 105,320.60 |
|---|---------------|

PHASE 3:

- | | |
|---|--------------|
| 4. Area 3 (Dunes Park South), 13 buildings: | \$187,823.80 |
|---|--------------|

Grand Total \$1,354,496.90

The Wallace Group proposal includes \$956,406 for environmental hygienist and air monitoring by Vista Environmental Consulting who will be a sub-consultant. Vista Environmental Consulting has experience in past demolition projects of Fort Ord structures and is sub-consultant to Wallace Group for the Stockade Complex Hazardous Material Removal and Building Removal project.

ANALYSIS:

Wallace Group and Vista Environmental Consulting are performing well in managing the demolition of the Stockade Complex Hazardous Material Abatement and Building Removal project and the project is projected to be completed prior to the end of May 2021.

Increasing the compensation limit for the on-call construction management, and construction inspection services agreement with Wallace Group to \$1,500,000 will allow for adequate management, inspection, and oversight of blight removal and provide for a readily available contract to help in the construction management and inspection services for other City CIP projects.

Although the 19 buildings from future phases of blight removal have not been funded at this time, the contract amendment would allow for management and inspection of their removal if approved in the near future. No orders for work will be issued for management and inspection of the removal of the additional 19 buildings prior to City Council approval.

FISCAL IMPACT:

The City may consider authorization of the requested annual contract limit of \$1,500,000. These costs are anticipated in the removal of blighted buildings. Sufficient funding is available in blight removal bond proceeds.

CONCLUSION:

The City staff recommends City Council to consider adoption of Resolution No. 2021- for the following action:

1. Approving Contract Amendment No. 2 to the On-call Construction Management and Inspection Services between the City of Marina and Wallace Group, to add to the scope of work the construction management and inspection of the blight hazardous material abatement and building removal of Phase 1: 47 barracks buildings located at the future Dunes City Park and 31 duplex buildings located in Cypress Knoll, Phase 2: Six barracks buildings on CDEC Hill Eleventh Street and Phase 3: 13 barracks buildings located on Dunes Park South; and
2. Increasing the annual contract limit to \$1,500,000.00 for fiscal year 2021-2022; and
3. Authorizing the City Manager to execute the amendment 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