



Legislation Details (With Text)

**File #:** ID 22-567      **Version:** 1      **Name:**

**Type:** Action Item      **Status:** Passed

**File created:** 4/6/2022      **In control:** City Council

**On agenda:** 4/21/2022      **Final action:** 4/21/2022

**Title:** Actions pertaining to the Department of Public Utilities Operations & Maintenance Facility (Bid File 10082)(Council District 3)

1. Reject all proposals for the Building Renovations, Site Improvements, and Master Planning Services for the Department of Public Utilities Operations & Maintenance Facility.
2. Approve a consultant services agreement with Blair, Church and Flynn Consulting Engineers Inc., in the amount of \$210,860, inclusive of a \$20,000 contingency, for design services.

**Sponsors:** Department of Public Utilities, Public Works Department

**Indexes:**

**Code sections:**

**Attachments:** 1. Attachment - Consultant Agreement - Blair, Church and Flynn Professional Services.pdf

Date	Ver.	Action By	Action	Result
4/21/2022	1	City Council	ADOPTED	Pass

**REPORT TO THE CITY COUNCIL**

**FROM:** BROCK D. BUCHE, PE, PLS, Interim Director  
Department of Public Utilities

SCOTT L. MOZIER, PE, Director  
Public Works Department

**BY:** MARTIN WENDELS, Project Manager  
Department of Public Utilities - Water Division

**SUBJECT**

Actions pertaining to the Department of Public Utilities Operations & Maintenance Facility (Bid File 10082)(Council District 3)

1. Reject all proposals for the Building Renovations, Site Improvements, and Master Planning Services for the Department of Public Utilities Operations & Maintenance Facility.
2. Approve a consultant services agreement with Blair, Church and Flynn Consulting Engineers Inc., in the amount of \$210,860, inclusive of a \$20,000 contingency, for design services.

**RECOMMENDATIONS**

Staff recommends that Council:

1. Reject all proposals for the Building Renovations, Site Improvements, and Master Planning

Services for the Department of Public Utilities Operations & Maintenance Facility (Facility).

2. Approve a consultant services agreement with Blair, Church and Flynn Consulting Engineers, Inc. (Consultant), in the amount of \$210,860, inclusive of a \$20,000 contingency, for design services.
3. Authorize the Public Works Director, or designee, to sign a consultant services agreement on behalf of the City of Fresno (City).

## EXECUTIVE SUMMARY

The Department of Public Utilities (DPU) is in the process of conducting various improvements at the property located at 1626 E Street in an effort to consolidate office space, warehouse operations, maintenance shops and equipment yards for the Water Division, Solid Waste Management Division, Utilities Planning and Engineering Division, and Department Administration. An effort to solicit building renovations, site improvements, and master planning services resulted with two proposals that fell well short of the dictated scope of services. Due to the urgency to move into the facility, DPU has selected a consultant through a on demand program established under Public Works Department - Facilities Management Division, and desires to execute a consultant services agreement with Blair, Church and Flynn Consulting Engineers, Inc., in the amount of \$210,860, inclusive of a \$20,000 contingency, for land use entitlement, design, and construction support services for the improvements needed prior to Facility occupancy.

## BACKGROUND

DPU purchased the property located at 1626 E Street, an industrial building of 220,000 gross square feet that sits on an area of 14.84 acres, for the purpose of consolidating office space, warehousing, maintenance shops and equipment yards for the Water Division, Solid Waste Management Division, Utilities Planning and Engineering Division, and Administration services. The Facility was originally constructed in 1968, with major additions in 1977 and 1991; and tenant improvements in the early 2000s that converted some warehouse space on the second floor into office space. With only minor maintenance occurring for the past 22 years, a renovation project will be required before occupancy. The majority of such renovations requires the services of an architect.

In accordance with Fresno Municipal Code Chapter 4, Article 1, and Administrative Order 6-19 (AO 6-19), DPU conducted a competitive process for selecting a consultant to provide the requested professional services for the Project. A Request for Qualifications (RFQ) was posted on the City's Planet Bids website. Two Statements of Qualifications (SOQs) were received by the stipulated deadline. A selection committee, consisting of representatives from DPU, DPW, and Facilities Management, evaluated the SOQs and ranked the consultants. As allowed for in AO 6-19, the RFQ was structured for the prospective consultants to provide detailed information regarding experience of their teams and project approach. Upon review of the qualifications for meeting the various criteria and analysis of the proposed fee, both firms were deemed as having fell well short of the RFQ detailed desired services. After reviewing the RFQ scope, DPU staff determined that if some of the desired renovations and upgrades were performed, a limited amount of DPU staff could occupy the Facility and that a subsequent RFQ effort for master plan services could be pursued at a later date.

DPU in coordination with the Department of Public Works - Facilities Management Division selected a consultant utilizing their Consultant on Demand program that was established through a competitive selection process in 2020. Through this program Blair, Church and Flynn Consulting Engineers, Inc., was selected to provide design services including parking and traffic circulation

plans; site security improvements; ADA paths of travel and points of access improvements; landscape improvement plans; review of existing exterior lighting fixtures; and the preparation of land use entitlement documents.

A standardized agreement has been used, without modification, in accordance with Administrative Order 4-4. Blair, Church and Flynn's Certificates of Insurance have been approved by the City's Risk Management Division. Upon approval by the City Council, the agreement will be executed by the Public Works Director, or his designee.

## **ENVIRONMENTAL FINDINGS**

By the definition provided in the California Environmental Quality Act (CEQA) Guidelines Section 15378, the award of this consultant services agreement for the design services does not qualify as a "project" for the purposes of CEQA.

## **LOCAL PREFERENCE**

Local preference was not implemented as the consultant was selected from an existing established short-list of approved consultants. However, Blair, Church and Flynn Consulting Engineers is a local business pursuant to Fresno Municipal Code Section 4-109(b).

## **FISCAL IMPACT**

There is no impact to the General Fund. Funds are available in the FY 2022 Capital Improvement Program budget within the DPU Operations and Maintenance Facility Fund (55003).

Attachment:

Attachment 1 - Consultant Services Agreement