



**Master Consultant Agreement for
Owner's Advisor Services for the
Yard Piping Improvements Project**
Council Meeting – Item 7.1

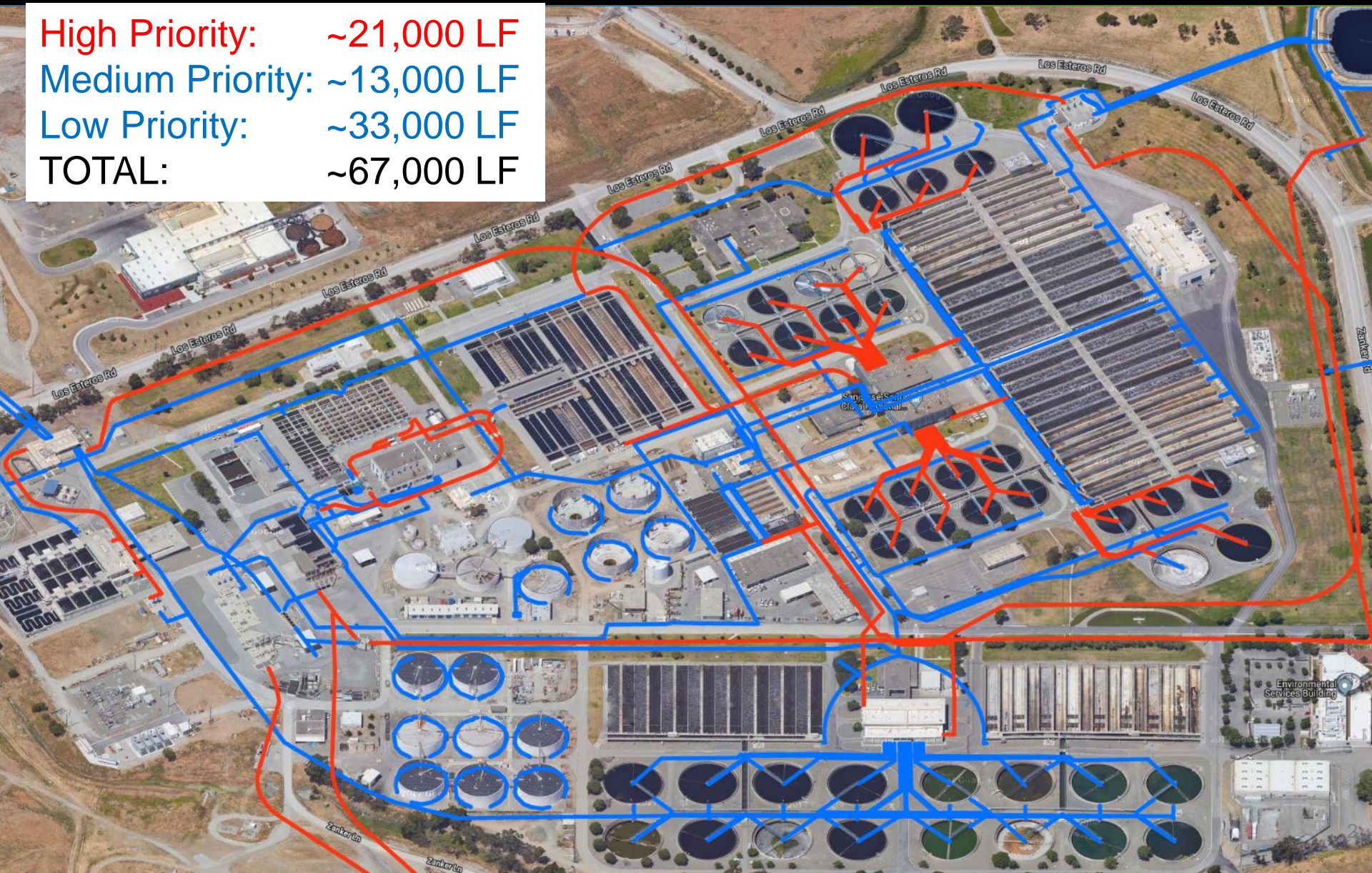
April 24, 2018



San José-
Santa Clara
Regional
Wastewater
Facility

Process Piping at the RWF

High Priority: ~21,000 LF
Medium Priority: ~13,000 LF
Low Priority: ~33,000 LF
TOTAL: ~67,000 LF



Project Delivery

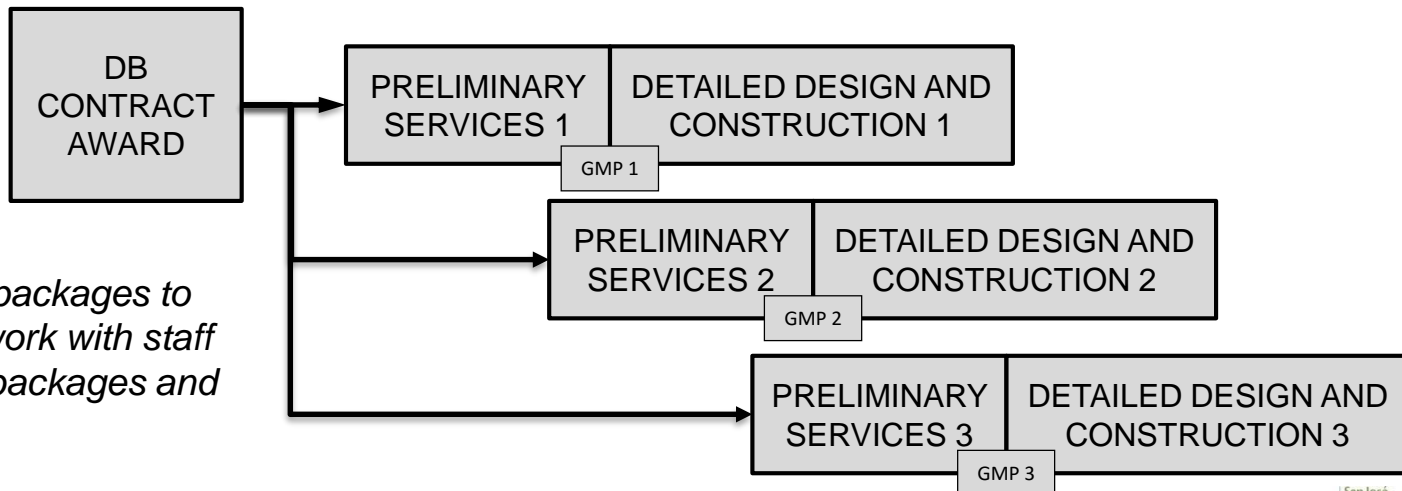
Owner's Advisor Services

ALTERNATIVES
ANALYSIS & PROJECT
DEFINITION REPORT

ADVERTISEMENT
& AWARD
DESIGN-BUILD
CONTRACT

CONSTRUCTION MANAGEMENT SERVICES

Design Builder Services



** Number of construction packages to be determined. OA will work with staff to develop construction packages and work sequencing plans*

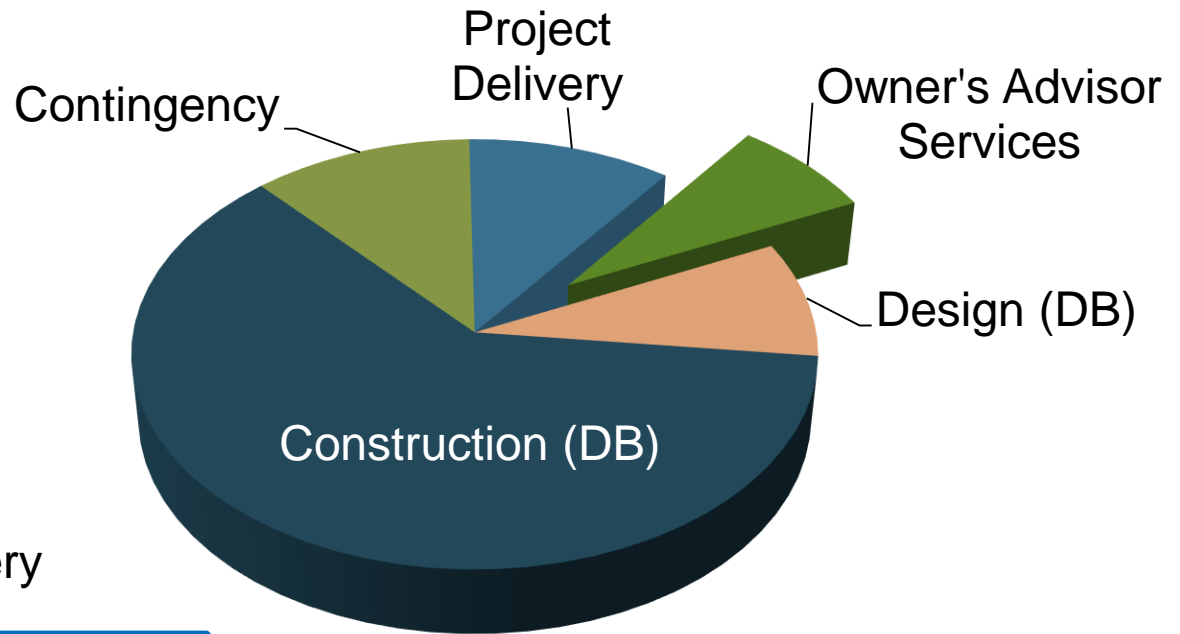
Summary of Owner's Advisor Services

Master Consultant Agreement Scope of Services

- Initial Condition Assessments and alternatives analysis
- Project Definition Report
- Process shutdown and bypass pumping plans
- Construction packages and work sequencing plans
- Environmental review and permit documents
- Design-Build Procurement Support
- Design and constructability reviews
- Guaranteed Maximum Price (GMP) negotiations
- Construction Management and Post-Construction Support

- Project Budget: \$126.4 million
- Agreement Amount: \$9.75 million not-to-exceed
- Agreement Duration: 2018-2026

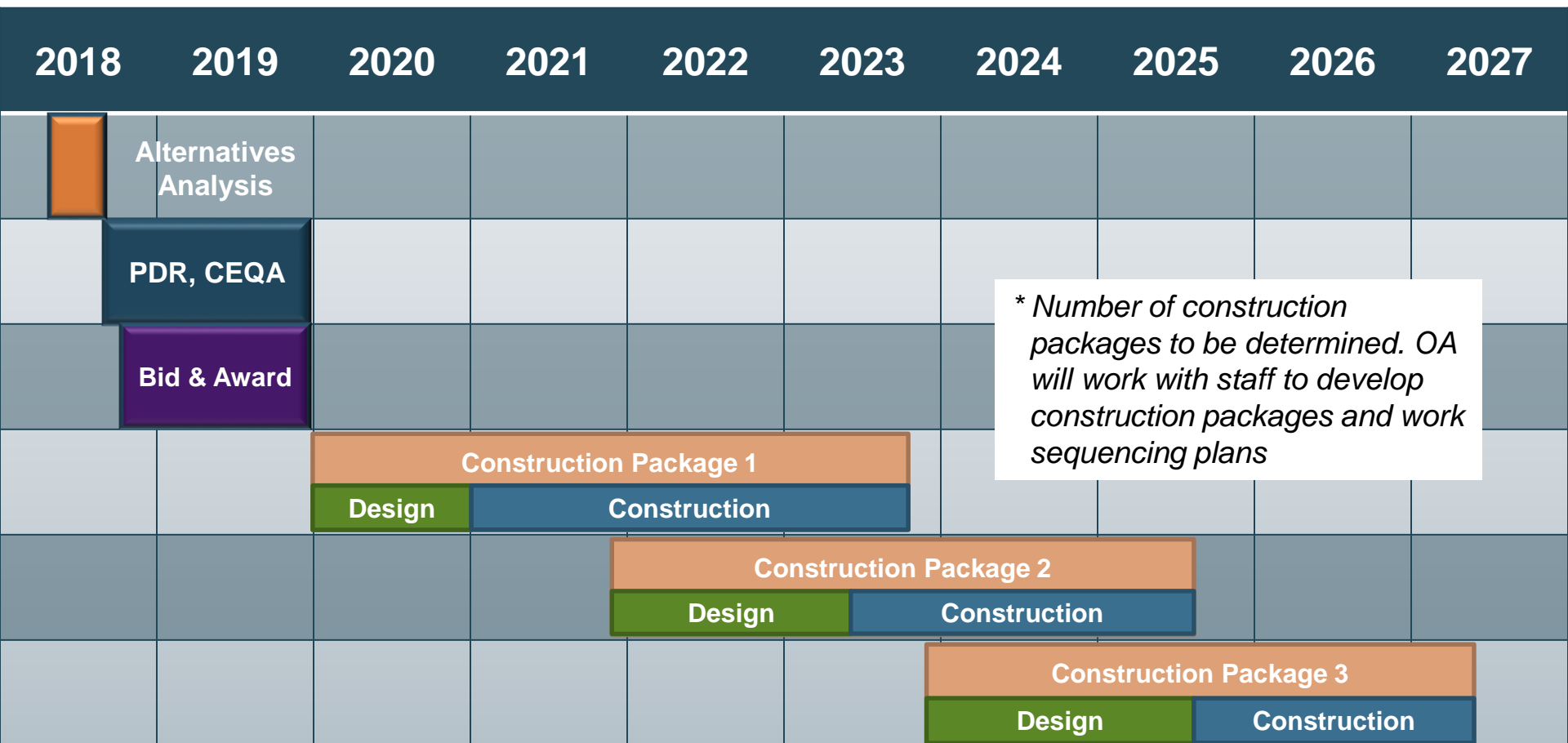
Project Cost Summary



Project Delivery	Owner's Advisor	Design Builder		Construction Contingency	Project Total
		Design	Construction		
\$13.4 M	\$9.75 M	\$11.0 M	\$77.7 M	\$14.5 M	\$126.4 M

Source: 2018-2022 Adopted Capital Improvement Program

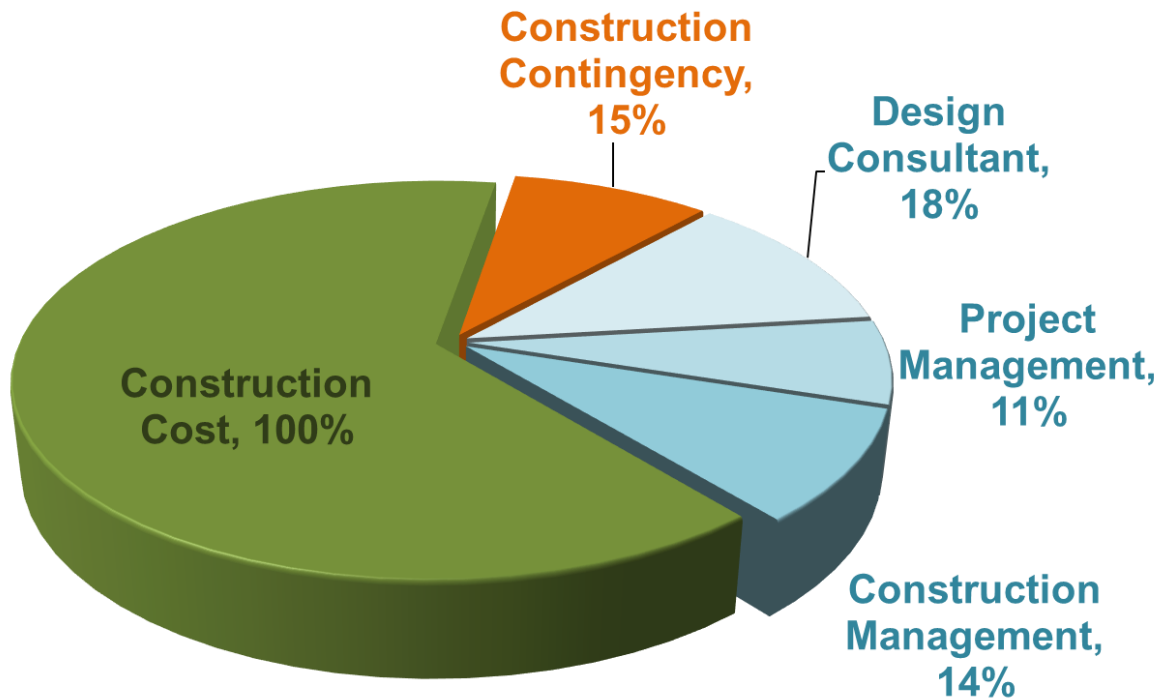
Project Schedule



Recommendation

Approve a Master Consultant Agreement with Black and Veatch to provide owner's advisor services for the 8142 – Yard Piping Improvements Project at the San José-Santa Clara Regional Wastewater Facility from the date of execution through June 30, 2026, in a total amount not to exceed \$9,750,000, subject to the appropriation of funds.

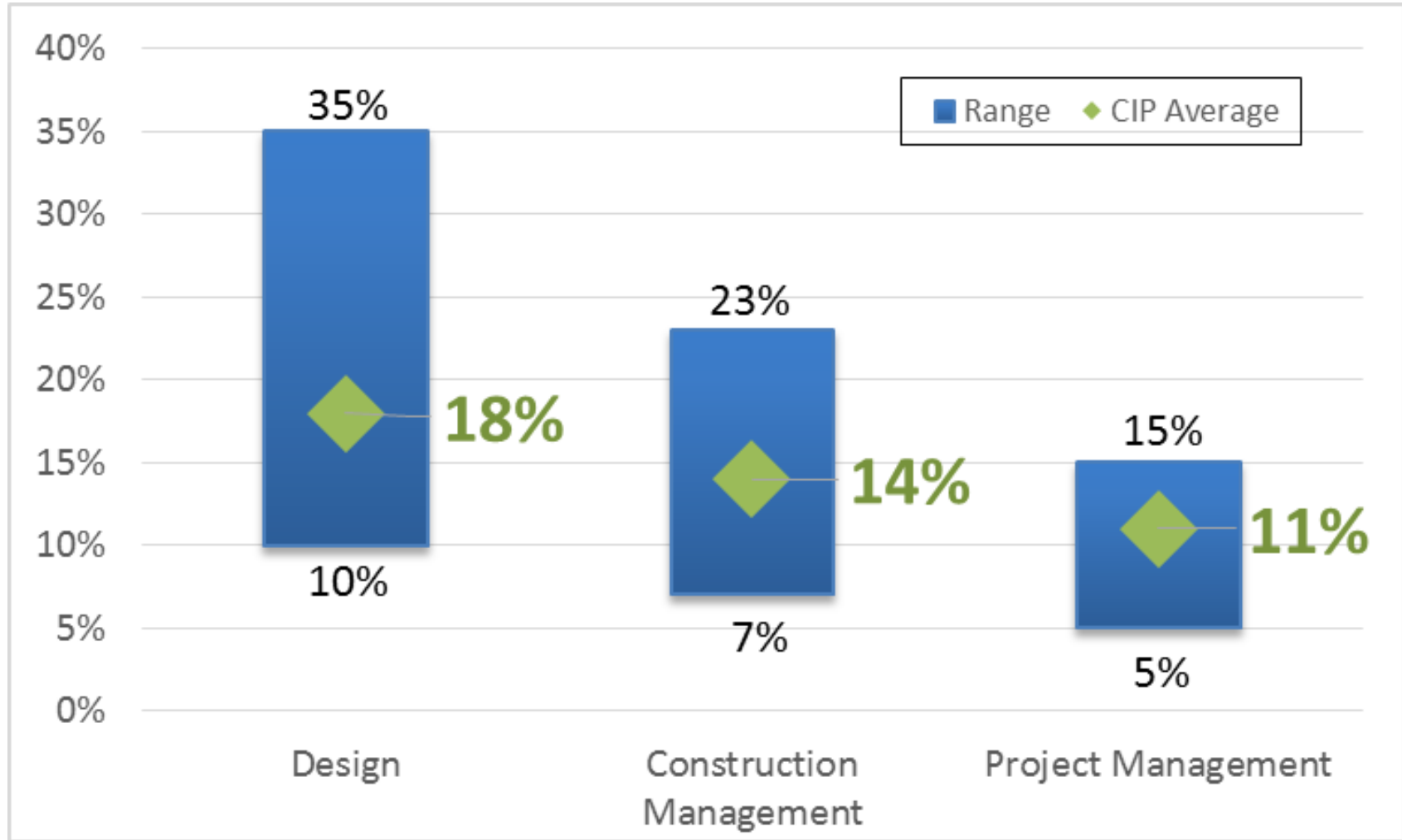
Average CIP Project Delivery Costs (As a Percentage of Construction Cost)



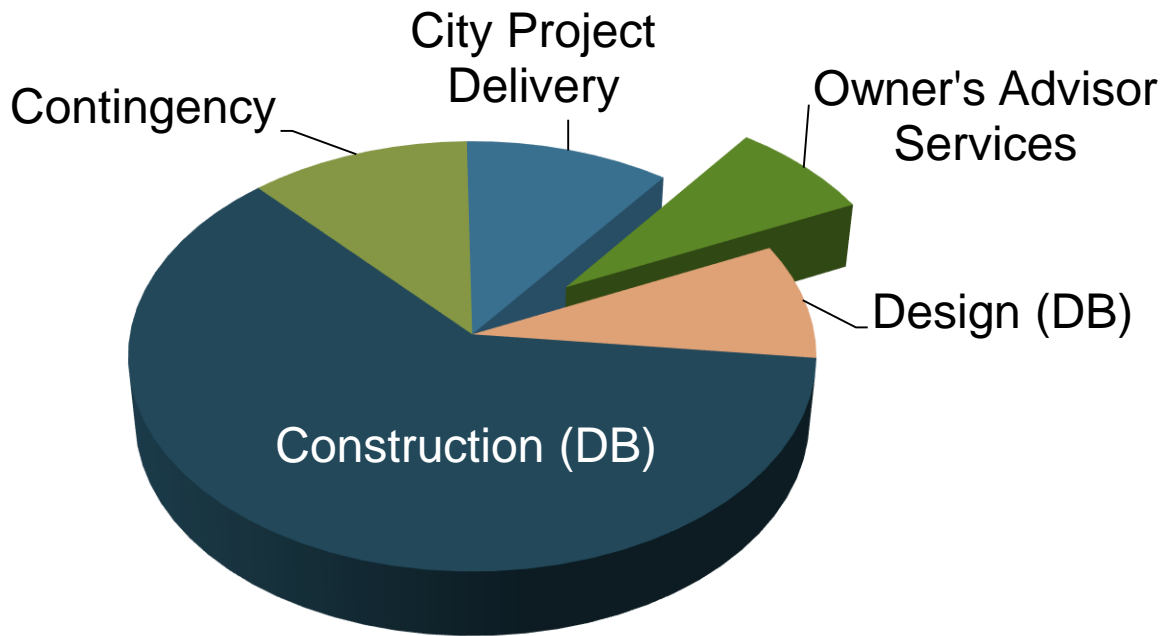
Design
Planning Studies and Condition Assessment
Alternative Analysis
Design
Value Engineering
Environmental and Permitting
Geotechnical and Survey
Project Management
City Staff
Program Management Consultant
Construction Management
City Staff
Program Management Consultant
Third Party Construction Management

**Project Delivery
43%**

RWF CIP delivery costs compared to typical industry averages (as a percentage of construction cost)



Project Cost Summary



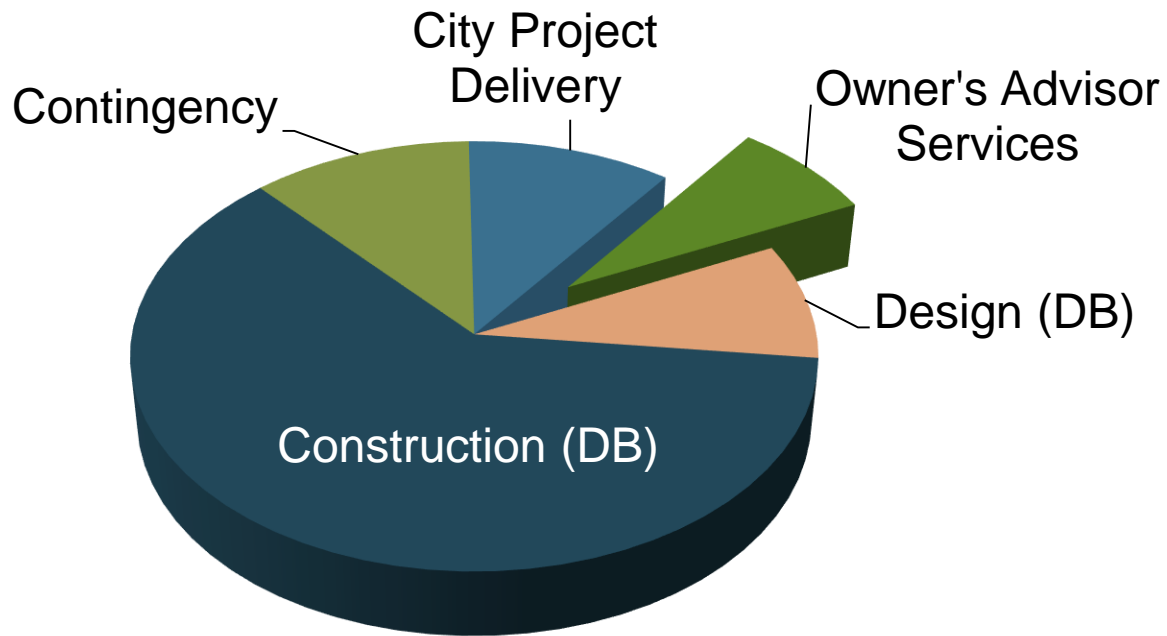
Project Delivery (Soft Costs) % of Construction

City	\$13.4 M	17%
Owners Advisor	\$9.75 M	13%
Design (DB)	\$11.0 M	14%
Total	\$34.15 M	44%

City Project Delivery	Owner's Advisor	Design Builder		Construction Contingency	Project Total
		Design	Construction		
\$13.4 M	\$9.75 M	\$11.0 M	\$77.7 M	\$14.5 M	\$126.4 M

Source: 2018-2022 Adopted Capital Improvement Program

Project Cost Summary



Project Delivery (Soft Costs) % of Project Total

City	\$13.4 M	10%
Owners Advisor	\$9.75 M	8%
Design (DB)	\$11.0 M	9%
Total	\$34.15 M	27%

City Project Delivery	Owner's Advisor	Design Builder		Construction Contingency	Project Total
		Design	Construction		
\$13.4 M	\$9.75 M	\$11.0 M	\$77.7 M	\$14.5 M	\$126.4 M

Source: 2018-2022 Adopted Capital Improvement Program