



CITY OF

NEWPORT BEACH

City Council Staff Report

May 14, 2019
Agenda Item No. 8

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: David A. Webb, Public Works Director - 949-644-3311,
dawebb@newportbeachca.gov

PREPARED BY: David A. Webb, Public Works Director - 949-644-3311,
dawebb@newportbeachca.gov

Peter Tauscher, Senior Civil Engineer - 949-644-3316,
ptauscher@newportbeachca.gov

TITLE: Newport Beach Junior Lifeguard Building Design – Approval of
Professional Services Agreement (19F13)

ABSTRACT:

Staff issued a Request for Proposals (RFP) for professional architectural, conceptual planning and engineering services to prepare concept plans, project permitting and construction documents for a Newport Beach Junior Lifeguard Building near the Balboa Pier. Staff requests City Council's approval to enter into a Professional Services Agreement with Jeff Katz Architecture (JKA).

RECOMMENDATION:

- a) Determine this action of hiring a design consultant is not subject to the California Environmental Quality Act ("CEQA") pursuant to 15060(c)(3), in that the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. The retention of a design consultant does not authorize any specific development or project and would only provide preliminary conceptual design options for a potential future project that would be subject to subsequent environmental review; and
- b) Approve a Professional Services Agreement with JKA of San Diego, California, for Newport Beach Junior Lifeguard Building project at a not-to-exceed price of \$420,000.00, and authorize Mayor and City Clerk to execute the Agreement.

FUNDING REQUIREMENTS:

The current adopted budget includes sufficient funding for the concept development (Phase 1) of this agreement. It will be expensed to the Junior Lifeguard Building account in the Capital Improvement Program budget, 53101-980000-19F13. Funding for the remaining design is included in the Proposed Budget Revisions Checklist for the FY 2019/20 Capital Improvement Program budget for City Council consideration.

DISCUSSION:

The Newport Beach Junior Lifeguard program was established in 1984 and quickly expanded over the years, becoming one of the City's most popular youth education programs. The program now employs about 60 instructors and averages over 1,400 program participants each summer. Several current lifeguards and full-time staff members started their lifeguarding experience as junior lifeguards. The current facility consists of a 2,160 square foot modular trailer system that has no water or sewer connections.

At the April 9, 2019 study session, staff presented the Junior Lifeguard Building project to Council, providing a program history, possible future building locations, building restrictions/options, preliminary costs estimates, and Junior Lifeguard Foundation fiduciary commitment. At the meeting, the Junior Lifeguard Foundation committed \$1,250,000 toward the cost of construction. Council directed staff to proceed with awarding the design contract for development of concept and replacement parking plans with the preferred project location nearest the current junior lifeguard facility in the A Street Parking lot. Additional considerations included that the design should account for junior lifeguard usage, off-season building rentals, and providing a parking neutral solution.

The FY 2018/19 Capital Improvement Program provides funding for conceptual planning and design. Consequently, staff invited seven (7) architectural design firms to submit proposals for consideration of the junior lifeguard building concept and final designs. Staff received four proposals and formed a review team consisting of staff from the Fire and Public Works Departments. Using a qualification-based selection process, each of the four proposals were evaluated and scored based on the consultant team's experience and qualifications, planning and design approach, design ideas, and projected level of effort. Through this process Jeff Katz Architecture (JKA) was unanimously selected as the most qualified and responsive firm for this project (scoring table below). JKA has an impressive record of accomplishments, having successfully completed several life safety building projects for various agencies throughout California.

RANK	PROPOSER	SCORE
1	JKA	92 / 100
2	RM Architecture	83 / 100
3	Gensler	80 / 100
4	Brandon Architects/MVE + Partners	71/100

The proposed not-to-exceed fee of \$420,000.00 is consistent with the level of design effort (work hours) that is required to complete this project. This work scope includes development of two conceptual designs: one for the Junior Lifeguard Building and another for the Main Street Parking Lot reconfiguration.

Upon completion and approval of these two concept plans, this contract then continues work to develop only the Junior Lifeguard Building concept: refining spaces, selecting materials, and working with utility companies on designs; preparing the environmental documents (e.g. CEQA, Coastal); and obtaining permits from regulatory agencies, preparing construction documents and providing contact administration. The Main Street Parking Lot will be separated from the building project, with construction documents generated reconfiguring the parking lot as a stand-alone construction project.

The time necessary to complete the concept design, obtain all the necessary regulatory approvals, complete the project design and award a project for construction is estimated at around 26 months. It is projected construction can start fall 2021.

ENVIRONMENTAL REVIEW:

Staff recommends the City Council find this action of hiring a design consultant is not subject to the California Environmental Quality Act (“CEQA”) pursuant to 15060(c)(3), in that the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3. The retention of a design consultant does not authorize any specific development or project and would only provide preliminary conceptual design options for a potential future project that would be subject to subsequent environmental review.

NOTICING:

The agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the City Council considers the item).

ATTACHMENTS:

Attachment A – Location Map
Attachment B – Professional Services Agreement