

Staff Report

November 12, 2019

TO:

Honorable Mayor and Members of the Town Council

FROM:

Sean Rabé, Town Manager

DATE:

November 12, 2019

RE:

Contract Amendment with AECOM for the Costco Retail Warehouse

Recommendation

Staff recommends the Town Council approve resolution and authorize the Town Manager to enter into a second contract amendment with AECOM for Environmental Impact Report work associated with the Costco Retail Warehouse project. This contract amendment will bring AECOM's total allowable compensation under the contract to \$351,513.

Issue Statement and Discussion

The Town of Loomis entered into a professional services agreement with AECOM in July 2017, for the preparation of the Environmental Impact Report (EIR) for the Costco Retail Warehouse project in the amount not to exceed \$199,935. The Town Council approved a first contract amendment for AECOM in September 2018, which brought the contract amount up to \$276,935.

Since September 2018, additional work has been required to process the project. The Draft Environmental Impact Report for the project is currently being revised and will be recirculated later this month. During the review period the Town and Costco identified changes to the proposed project. These changes continue to require additional services from AECOM to finalize the Draft Environmental Impact Report and begin preparation of the Final EIR when that time comes.

This second contract amendment will bring the total amount of the contract to \$351,513. Staff recommends the Town Council approve the amendment.

Staff is prepared to answer any questions you may have.

CEQA Requirements

There are no CEQA implications associated with the recommended action.

Financial and/or Policy Implications

The additional scope costs of \$74,578 will be fully borne by the project applicant.

Attachments

- A. Resolution
- B. Contract Amendment #2
- C. AECOM EIR Change to the Services #2

TOWN OF LOOMIS

RESOLUTION NO. 19 -

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOOMIS AMENDING THE JULY 11, 2017 CONTRACT FOR SERVICES BETWEEN THE TOWN OF LOOMIS AND AECOM

WHEREAS, the Town and AECOM entered into the July 11, 2018 Contract for Services ("Contract"), to retain AECOM to prepare an environmental impact report (EIR) for the Costco Retail Warehouse project; and

WHEREAS, on September 11, 2018, the Town Council approved a first contract amendment for AECOM for additional services required to complete the environmental process, bringing the total allowable compensation under the contract to \$276,935; and

WHEREAS, the Town and AECOM have identified additional services required to complete the environmental process; and

WHEREAS, the Town and AECOM now desire to approve a Second Contract Amendment to the Contract to increase the total allowable compensation under the Contract to \$351,513.

NOW, THEREFORE, IT IS MUTUALLY AGREED by parties hereto to amend said Contract as follows:

- I. <u>Amendment</u>. Section 3.A of the Contract is hereby amended by replacing the figure \$276,935 with \$351,513.
- II. Remaining Terms Unaffected:

Except as expressly provided herein, nothing in this Amendment shall be deemed to waive or modify any of the other provisions of the Contract. In the event of any conflict between this Amendment and the Contract, the terms of this Amendment shall control.

PASSED AND ADOPTED by the Town Council of the Town of Loomis this 12th day of November, 2019 by the following vote:

AYES: NOES: ABSTAINED: ABSENT:		
ATTEST:	Mayor	
Town Clerk		

AMENDMENT NO. 2

TO THE CONTRACT FOR SERVICES BETWEEN THE TOWN OF LOOMIS AND AECOM DATED JULY 11, 2017

This Amendment No. 2 to the Contract for Services between the **Town of Loomis** ("Town") and AECOM ("AECOM") which was entered into on July 11, 2017, is made and entered into this 12th Day of November 2019 (the "Effective Date").

RECITALS

WHEREAS, the Town and AECOM entered into the July 11, 2017 Contract for Services ("Contract"), to retain AECOM to prepare an environmental impact report (EIR) for Costco Retail Warehouse project; and

WHEREAS, on September 11, 2018, the Town Council approved a first contract amendment for AECOM for additional services required to complete the environmental process, bringing the total allowable compensation under the contract to \$276,935; and

WHEREAS, the Town and AECOM have identified additional services required to complete the environmental process; and

WHEREAS, the Town and AECOM now desire to approve a Second Contract Amendment to the Contract to increase the total allowable compensation under the Contract to \$351,513.

NOW, THEREFORE, IT IS MUTUALLY AGREED by parties hereto to amend said Contract as follows:

- I. <u>Amendment</u>. Section 3.A of the Contract is hereby amended by replacing the figure \$276,935 with \$351,513.
- II. Remaining Terms Unaffected:

Except as expressly provided herein, nothing in this Amendment shall be deemed to waive or modify any of the other provisions of the Contract. In the event of any conflict between this Amendment and the Contract, the terms of this Amendment shall control.

IN WITNESS WHEREOF the parties hereto have executed this Amendment as of the Effective Date.

Town of Loomis	AECOM
By: Sean Rabe, Town Manager	By:
ATTEST:	Approved as to form:
By: Charleen Strock, Town Clerk	By:



AECOM Project Name: Loomis Costco EIR AECOM Project No.: 60550073 Change Order No.: 02 Town of Loomis October 23, 2019

ATTACHMENT C CHANGE ORDER FORM

In accordance with the Contract for Services dated July 11, 2017 between Town of Loomis ("Client"), and AECOM Technical Services, Inc., a California corporation, ("AECOM"), this Change Order, with an effective date of October 16, 2019 modifies that Agreement as follows:

1. Changes to the Services:

AECOM will prepare a recirculated Draft EIR that considers three driveway configurations to access the Costco site This change order covers the additional work needed to expand our analysis for 3 site plans and revise the document to address public and agency comments received during the public review of the of the DEIR. Specific activities outside of the contracted scope include:

Project Description – The description will be revised to include discussion of three site plans; Site Access Option 1A, 1B, and 1C:

- Site Access Option 1A provides three public site access points including a new signalized intersection on Sierra College Boulevard, as well as both a right-in/right-out only driveway and a full access driveway located on Brace Road.
- Site Access Option 1B provides three public site access points including a new signalized intersection on Sierra College Boulevard, an access connection to Granite Drive, and a right-in/right-out only driveway located on Brace Road.
- Site Access Option 1C provides four public site access points including a new signalized intersection on Sierra College Boulevard, an access connection to Granite Drive, as well as both a right-in/right-out only driveway and a full access driveway located on Brace Road.

Executive Summary – The summary will be updated to reflect the findings of a revised analysis, and provide the reader with project background and purpose of a Recirculated Draft EIR.

Air Quality – AECOM has revised the analysis and included additional information to address comments submitted on the original DEIR. To evaluate emissions from each site plan option and feed information into the HRA model, AECOM will re-run CalEEMod to quantify emissions of criteria air pollutants generated by project operation. Modeling will also reflect a refined list of construction equipment provided by the applicant and new vmt figures from the latest traffic report.

Health Risk Assessment - Using updated inputs from CalEEMod, AECOM will prepare a second revision to the Health Risk Assessment that address all three site plan options and alters input assumptions to address comments from the air district. The HRA will be prepared using methodology provided by OEHHA (2015).

Biology – AECOM biologist to conduct field reconnaissance covering the conceptual alignment of Granite Drive and map vegetation by type. AECOM will expand the existing setting discussion to include the Granite Drive Alignment. Impact calculations will be revised to include the optional Granite Drive access road alignment. AECOM will also revise Mitigation Measure Bio-2 to reflect changes in mitigation strategy for replacement of oaks. Included will be an expanded discussion of in-lieu fees, and potential locations for planting mitigation oaks. It is assumed for this work scope AECOM will recieve the offsite location for planting from the Town or Applicant.

Noise – The noise section will be revised to reflect the new site plans and the latest project trip generation estimate and forecasts of daily roadway volumes in the existing, future without



AECOM Project Name: Loomis Costco EIR AECOM Project No.: 60550073 Change Order No.: 02 Town of Loomis October 23, 2019

project, and future with project conditions. We assume that the applicant's consultant (Kittleson) will provide an updated Traffic Study, including estimates of average daily trips along each roadway segment included for study in the EIR and estimates of vehicle fleet mix for segments anticipated to have substantial truck trips. The noise analysis will incorporate updated modeling results that estimate noise exposure along studied roadway segments using latest traffic data.

Traffic – The traffic section will be updated to reflect the expanded study area and the operating condition of additional intersections and road segments, as well as identify the operating conditions and impact determinations for each site plan option. It is assumed the applicant's consultant (Kittelson) will provide a revised study for use in the EIR.

Cumulative Analysis – Expand the analysis to consider additional projects that were identified during the preparation of a revised traffic study.

Meetings Assumes participation by AECOM representative at ½ hour weekly team meetings held over the course of four-month period.

Alternatives – Add one additional alternative that examines a reduced warehouse and fuel station size. Also expand the evaluation and dismissal of offsite locations suggested by comments on the original DEIR.

Screencheck Recirculated Draft EIR. AECOM will evaluate comments on the Admininstrative Draft EIR and prepare one Screencheck Recirculated Draft EIR. We assume no new analysis will be required for the Screencheck Draft.

Response to Comments – AECOM will prepare a response to each comment raising an environmental issue on the EIR. The allocation of funds in this task was used to revise the analysis of the EIR in response to public comments.

2. Change to Deliverables:

Prepare a Recirculated Draft EIR evaluating 3 site plan options which has been modified to address those comments on environmental issues raised during the original 45 day public review period on the DEIR.

3. Change in Project Schedule (attach schedule if appropriate):

Administrative Draft of Recirculated EIR is four (4) weeks after receipt of written authorization to proceed. This schedule assumes the following client-provided information is received:

- Final Traffic Study,
- Final Site Plan, Landscape Plan, and Grading Plan
- List of Required Discretionary Actions

4. Change in CONSULTANT's Compensation:

The Services set forth in this Change Order will be compensated on the following basis:

[X] Time and Materials with a Not- to-Exceed amount of (\$74,578). The Hourly Labor Rate Schedule is set forth in **EXHIBIT B** (if applicable). Reimbursable expenses are included in the overall Not to Exceed cap.



AECOM Project Name: Loomis Costco EIR AECOM Project No.: 60550073 Change Order No.: 02 Town of Loomis October 23, 2019

Therefore, the total authorized Compensation, inclusive of this Change Order is \$351,513.

5.	Project Impact:	
	Additional services, extended schedule, a	
6.	Other Changes (including terms and condition	s):
	NONE	
7.	All other terms and conditions of the Agreemen	t remain unchanged.
8.	Each Party represents that the person executing do so on behalf of the respective Party.	g this Change Order has the necessary legal authority to
	AECOM Technical Services, Inc.	CLIENT:
/		Town of Loomis
	wat them Ish	
7	Signature	Signature
	J. Matthew Gerken	
	Printed Name	Printed Name
1	Ducinat Diseator	
,	Project Director	
	Printed Title	Printed Title
	Address	Address
	2020 L Street, Suite 400 Sacramento, CA. 95811	3665 Taylor Road Loomis, CA. 95650
	Sacialitetito, CA. 90011	2001113, 07. 00000

[End of Agreement]

COSTCO Warehouse Recirculated Environmental Impact Report Amendment

AECOM COST ESTIMATE														1	10/14/2019
		Project	Project	AQ -	HRA	S	Noise/Traffic	Senior	Env	Editor	SIS	Graphics		-	
		Director	Manager	Engineer	Engineer	AQ/GHG	Analyst	Biologist	Planner				Proc	Total	Total
Task	TASKS					Specialist						00,0	_	Hours	Dollars
No.	Kate/Hour	\$220	\$165	\$165	\$145	\$125	\$115	\$120	\$100	\$95	\$110	\$100	\$100	1	
											Salara Marie Marie	The state of the s	San Indiana Principal States		
	Prepare Recirculated Draft EIR		SACTOR AND AUGUSTICS		STATE OF STREET	MILL HOME SHOWING		THE PROPERTY OF THE PERSON NAMED IN		ALL AND	STREET, STREET, ST	ALIAN PARAMETERS			
	Introduction				Share of the River				0.5	0.5					\$98
	Executive Summary	Section Section	1	ALESSES SENSOR	STANDARD SE				2	1			2	9	\$660
	Decise Description	-	+	Shall Streen doctor	PERMISSION NO.			1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0 1 0	ď		•	1	•	12	\$1 300
	Project Description	Manage Barrense							0		Control Science			7	060,14
	Environmental Settings, Impacts, Mitigation													Shallow A	PRINCES NEEDS
	a. Air Quality	2	1			16				1			1	21.0	\$2,800
	a. Health Risk Assessment	1	2	8	32					2	2	2	2	51.0	\$7,320
	b. Aesthetics	1	2						8	1		2	1	15.0	\$1,745
	c. Biology	-	2					12		1	4		1	21.0	\$2,625
	d. Noise	-	2				8			-		1	1	14.0	\$1,765
	e. Traffic & Transportation	1	2				8			-		2	2	16.0	\$1,965
	f. Greenhouse Gas/Energy	2	2			16				-			-	22.0	\$2,965
	Cumulative Impacts		2						8	-		2	1	14.0	\$1,525
	Other Chapters (e.g., Significant & Unavoidable Impacts)		2						00	•			•	12	\$1,325
	Alternatives		2						16	•	-			22	\$2,455
	QA/QC & Compile ADEIR Document	8	4						0	4	MINISTER I	BENESSA I	4	20	\$3,200
	Subtotal for Task 4	19	25	8	32	32	16	12	48.5	18.5	8	10	19	248	\$31,933
5	Screencheck Draft EIR	2	4	2	4	8	8	2	16	4		2	4	56	\$6,750
9	Public Draft EIR	1	2	1	2	4	4	1	8	2	2	2	2	31	\$3,695
7	Prepare Response to Comments/Final EIR/MMRP	12	20		9	9	9	9	28	2	2	2	4	94	\$12,780
7	Findings of Fact/Statement of Overriding Consideration	4	8						16		2		2	32	\$4,220
6	Public hearings	8	8												\$3,080
10	Project Management/Meetings	12	24						24					09	\$9,000
	Total Labor Hours	58	91	11	44	50	34	21	141	27	14	16	31	521	
	Total Direct Labor Dollars	\$12,760	\$15,015	\$1,815	\$6,380	\$6,250	\$3,910	\$2,520	\$14,050	\$2,518	\$1,540	\$1,600	\$3,100		\$71,458

OTHER DIRECT COSTS	
Printing (Deliverables assumed to be electronic except as noted below)	
Admin Draft EIR (10 camera ready full EIR)	\$750
Public Draft EIR (20 bound hardcopies of EIR with Appendices attached as CD, 20 CDs of entire EIR, 15 bound hard copies of Executive Summary)	\$1,500
Public Draft Final EIR (20 bound hardcopies of FEIR, 20 CDs of FEIR)	\$850
Draft MMP (1 camera ready of MMP)	\$10
Final MMP (1 camera ready of MMP)	\$10
Subtotal Printing	\$3,120
Total Other Direct Costs	\$3,12
TOTAL ESTIMATED COST	\$74,578