

S T A F F R E P O R T

SUBJECT: Atlantis Transit Facility – Schematic Design
FROM: Toan Tran, Director of Operations and Innovation
DATE: July 6, 2020

Action Requested

Staff requests that the Board of Directors approve Resolution 20-2020, authorizing the Executive Director to execute Contract Task Order (CTO) 4 between LAVTA and Kimley-Horn and Associates (KHA) to assist with project management services for schematic design of the LAVTA Atlantis Transit Facility.

Background

In 2006, LAVTA purchased the land for the planned Atlantis Transit Facility located in the Oaks Business Park. Conceptual design was developed in 2008 but due to the recession, the project was put on hold. The bus wash and fueling facilities were constructed in 2013 but no other major activities have taken place since.

Discussion

With the expectation that there could be potential stimulus funding made available in the near future and Alameda County Transportation Commission (ACTC) including this project on its 10-year priority list, staff has taken the plan off the shelf and begun work with Kimley-Horn and Associates on the initial phase. The initial phase consists of planning and concept design. The result of the initial phase will be a LAVTA decision for the proposed site layout, components and general site specifications required to use as a basis for continuing with the design in the next phase.

Phase 2, which is the schematic design phase, will include in-depth services from site civil, building architecture, landscape architecture, site lighting, utilities, structural engineering, electrical as well as mechanical. The documents produced will guide and bridge the design between the current conceptual phase and forthcoming construction/design-build phase. The detailed scope of work for phase 2 is included in Attachment 2.

At the June 2020 Projects & Services Committee meeting, LAVTA and KHA staff provided a progress report on the current efforts as well as outlining the schedule and tasks for Phase 2 of the project. There were several comments and requests from committee members pertaining to the timeline of the project and the layout of the administration building. In following up to the comments and requests, Mike Mowery from KHA will make a presentation to Board.

Fiscal Impact

Phase 2 of the project is included in the fiscal year 2020-21 approved capital budget. However, the approved budget amount of \$350,000 is approximately \$100,000 less than the revised amount. The primary reason for the disparity is due to the budgeted amount being based on preliminary, high level estimates whereas the revised amount is task specific and is calculated based on staff hours and rates for each task. The proposal (Attachment 2) is currently being reviewed and analyzed by an external source. Staff will provide an update of the findings at the Board meeting.

Recommendation

Staff requests that the Board of Director approve Resolution 20-2020, authorizing the Executive Director to execute a Contract Task Order 4 between LAVTA and Kimley-Horn and Associates in the amount of \$450,000 to assist with project management services for schematic design of the LAVTA Atlantis Transit Facility. Please note the Projects & Services Committee supported the resolution for the execution of CTO 4 in the amount of \$350,000.

Attachments

1. Resolution 20-2020
2. KHA Contract Task Order 4
3. KHA Atlantis Presentation

Approved: _____

RESOLUTION NO. 20-2020

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE LIVERMORE AMADOR VALLEY TRANSIT AUTHORITY
AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CONTRACT
TASK ORDER 4 WITH KIMLEY-HORN AND ASSOCIATES TO ASSIST WITH
MANAGEMENT SERVICES FOR SCHEMATIC DESIGN OF THE ATLANTIS
TRANSIT FACILITY**

WHEREAS, the Livermore Amador Valley Transit Authority (LAVTA) purchased the Atlantis Transit Facility located in the Oaks Business Park; and

WHEREAS, the bus wash and fueling facilities were constructed in 2013; and

WHEREAS, with potential stimulus funding being made available in the near future and Alameda County Transportation Commission including this project on its 10-year priority list, staff has taken the plan off the shelf and begun work with Kimley-Horn and Associates on the initial phase; and

WHEREAS, the result of the initial phase will be a LAVTA decision for the proposed site layout, components and general site specifications required to use as a basis for continuing with the design in the next phase.; and

WHEREAS, phase 2, which is the schematic design phase, will include in-depth services from site civil, building architecture, landscape architecture, site lighting, utilities, structural engineering, electrical as well as mechanical; and

WHEREAS, the documents produced will guide and bridge the design between the current conceptual phase and forthcoming construction/design-build phase

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Livermore Amador Valley Transit Authority that the Executive Director is authorized to execute Contract Task Order 4 with Kimley-Horn and Associates in the amount of up to \$450,000 to assist with management services for schematic design of the Atlantis Transit Facility.

PASSED AND ADOPTED by the governing body of the Livermore Amador Valley Transit Authority (LAVTA) this 6th day of July 2020.

BY _____
Bob Woerner, Chair

ATTEST _____
Michael Tree, Executive Director

**Kimley-Horn Task Order No. 04
Scope of Services
For On-Call Engineering Consulting Services**

June 30, 2020

Kimley-Horn and Associates, Inc. is currently contracted with Livermore Amador Valley Transit Authority (LAVTA) for On-Call Engineering Consulting Services (RFP #2016-14). This scope of services is for Task Order No. 4 under the Agreement dated February 3, 2017, to assist LAVTA with project management services for planning and concept design for LAVTA's transit facility.

The scope of services for Task Order 4 is described below.

BACKGROUND AND PURPOSE

The consultant, Kimley-Horn and Associates, Inc. (KHA) is submitting this scope of work to provide professional planning and schematic design of the bus maintenance facility at Atlantis Court. This document will define Phase 2 of a 3-phase approach; Phase I (Task Order 3 dated May 15th, 2020) was the planning and conceptual design phase. The purpose of Phase 2 is for KHA to continue to support LAVTA's efforts to plan, develop, design and implement improvements to their physical fixed assets at their transit bus maintenance facility.

The services for all three phases will be performed according to a schedule mutually determined by LAVTA and KHA. The following sections of this scope of work will define in greater detail the proposed phasing of services to be performed, including a general listing of sub-task services for each phase of the project.

Description of Work and Phasing

The scope of work for the project is to assist LAVTA with project management services for planning, engineering design, and construction activities for LAVTA's transit facility.

Kimley-Horn's project services will cover three (3) phases of the project (see Figure 1):

Phase 1 (Previous Scope) - Planning and Concept Design;

Timeline: Completed

Phase 2– Schematic Design;

Timeline: Summer/Fall 2020; Expected Milestones shown in Tasks below

Phase 3 (Separate Scope) – Design Build Bid and Final Design

Timeline: 2021

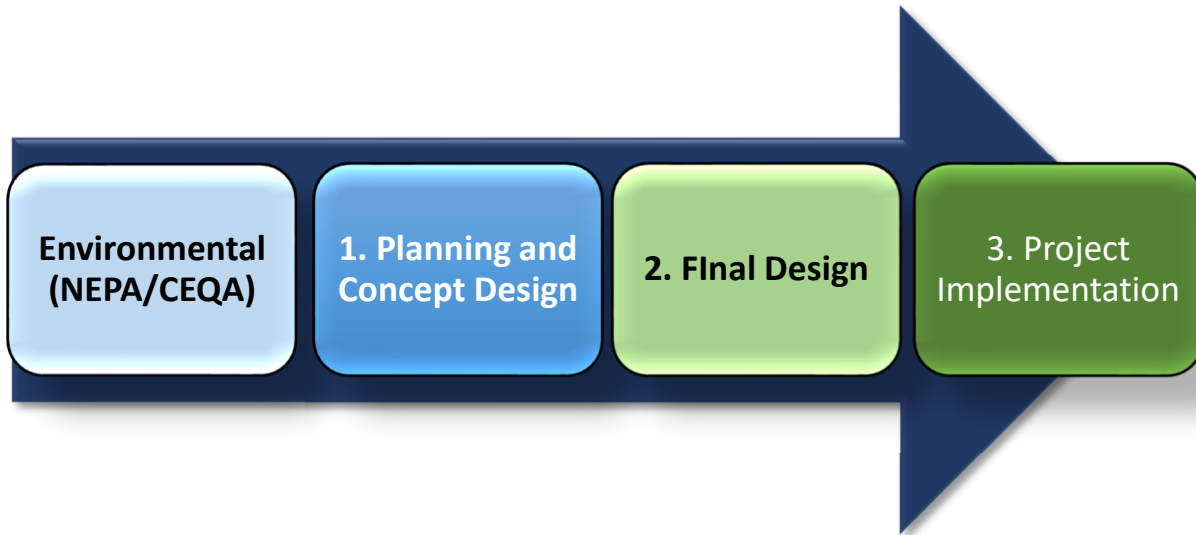


Figure 1 - Work Flow for LAVTA Bus Maintenance Facility

The following sections provide a narrative overview of the types of tasks and the general timeline for each of these phases. Due to the early stage of the project, many design details are being discovered; therefore, our proposed tasks are general in nature. As the project advances, KHA will refine and add details about specific tasks needed to support LAVTA.

2 PHASE 2 – SCHEMATIC DESIGN PHASE

2.1 General Tasks

The following tasks will be included as subtasks under each Phase:

2.1.1 Meeting Support and Coordination

KHA shall prepare meeting agendas and draft presentations or other handouts to support LAVTA at these stakeholders/partner meetings. KHA will prepare summary meeting notes for LAVTA.

The Design Team will also coordinate with LAVTA and City of Livermore staff as needed to produce the design documents in accordance to LAVTA and City of Livermore design standards.

2.1.2 Project Progress Meetings/Conference Calls

KHA will schedule and attend weekly or bi-weekly project status update conference calls or meetings consistent with the project schedule as determined by LAVTA. These calls will be led by Kimley-Horn and attended by project team members, LAVTA staff and open to other relevant stakeholders or partners.

2.2 Schematic Design and Site Refinement

The conceptual plans finalized in Phase 1 will be further developed by the Design Team. This will identify appropriate design criteria and existing conditions that affects the design and construction of the proposed facilities. The Design Team will advance the conceptual building and site plans providing additional layer of detail regarding site improvements and building architecture. The schematic design phase will include services from site civil, building architecture, landscape architecture, site lighting, utilities, structural engineering, electrical as well as mechanical. The documents produced will guide and bridge the design between the current schematic design phase and forthcoming construction/design-build phase.

2.2.1 Draft Schematic Design Plans

The Draft Schematic Design will provide plans with sufficient detail of site improvements to provide information on the recommended location and sizes of offices, hallways, shops, employee facilities, storage rooms, vehicle bays, vehicle parking structure, wash facility, building risers, and utility areas (including communications). The document will expand further on the conceptual design developed in Phase 1 and will include services and design features from the following list below.

The following is a listing of the work items to be developed in the schematic design development task:

Horizontal control	Structural	Fire and Life safety
Grading and Drainage plans	Foundations	Communications
Demolition Plan	Landscape / Irrigation	Finishes
Utility plans	Plumbing plans	Equipment layouts
Storm Water Control	Electrical schematic plans	Specialties
Site Lighting	Architectural Drawings including Elevations, Floor Plans	
Site Parking Layout	Mechanical (HVAC) plans	

Civil Site Plans

Kimley-Horn will prepare a site improvement plan set as part of the Draft Schematic Design Package. This includes the parking lot layout and maintenance yard for the entire lot with site features such as accessible path of travel, ADA stalls, EV parking stalls, fence/gates, bioretention and Storm Water features identified. A wet utility plan featuring site water lines, wastewater, gas lines and storm water will be schematically shown from the building face to the City's point of connection. A Horizontal control plan, Grading and Drainage plan, Demolition plan and Storm Water Control plan will be included in the Schematic Design set. No detailed grading, construction details, cross sections or profiles are expected to be included in this set.

Landscape Architectural Plans

At the Draft Schematic Design phase, Kimley-Horn will prepare Landscape Architectural plans, based on the conceptual layout and programming depicted on the current site plan. At this phase landscape planting design, hardscape design, site furnishings selection, and proposed irrigation methods will be presented as one consolidated plan. The plans will depict the landscape and hardscape concepts and design intent for the vehicular use areas, site perimeter landscape areas, proposed buildings surroundings, and employee break area. To further convey design intent, plans may include, written descriptions, graphics, and photographs to communicate the overall vision, theme, location and character of the project neighborhood.

At this phase, the Consultant will prepare:

- One (1), color-rendered site plan with associated notes and information
- Up to two (2) section/elevation graphics
- One (1) full-color materials and theming imagery board.

At this phase, inventory of existing plant material including a tree mitigation and disposition plan is excluded but may be provided as an additional service. An arborist report is also excluded as part of this phase.

Site Lighting Plans

Site lighting plans will be included in the Draft Schematic Design Package. This will include the lighting layout and photometric analysis of the parking lot and maintenance yard. County standards and industry standards will be utilized as guidelines for the lighting requirements. At a Draft SD design level, site lighting plans will only show the parking lot and maintenance yard light layout and will not include any underground information (i.e. conduit/conductor layout, light pole foundation design).

Site Electrical Plans

Electrical plans will be included in the Draft Schematic Design Package. This will include site electrical plans, single line diagrams, and power requirements including transformer size and location for the building and the site lighting. At this Draft SD design level, site electrical plans will not show the internal power connections or the PG&E service point connections.

Architectural Plans

FMG and Heller Manus will prepare an Architectural Draft Schematic Design set for their respective buildings on site. This includes the following items:

- Review programming to confirm the program requirements and the assumed size of the multiple areas and functions needed for the facility.
- Prepare schematic plan layout of the building to establish the footprint. This includes an Architectural site plan, floor plans, and roof plans for both buildings.
- Develop one layout and provide up to two revisions implementing LAVTA and stakeholder comments. This task includes building elevation drawings and sections.
- Architectural plans will include schematic design for interior services such as MEP, Utilities, HVAC, Plumbing, Power and Lighting.

2.2.2 Agency Review

The Draft Schematic Design plans will be submitted to LAVTA staff for review and comment prior to the initiation of the Final Schematic Design Submittal.

LAVTA will review the design submittal from the Design Team and provide comments for incorporation into the Final Schematic Design Documents.

2.2.3 Final Schematic Design Submittal

The final subtask shall be to prepare the Final Schematic Design Package for LAVTA review and approval. Ten copies of the final schematic design submittal shall be delivered to LAVTA for distribution. LAVTA shall receive a drawing for the bus maintenance facility and associated components.

2.2.4 Graphic Renderings

The Design Team will refine graphic renderings of the buildings and develop renderings of site as exhibit materials for presentations and other usages. Graphic renderings are assumed to be of two formats: 1) Revit model of 3d building renderings; 2) Photo-simulated 3d renderings of the site based on aerial drone footage.

Renderings will be produced based using the project design plans as a base. Graphical elements such as landscaping elements, paving materials, building materials, site facility elements, etc will be provided as a color graphic.

Four exhibits are expected to be produced as part of this of this task – one for each building and two aerial oblique photo-simulations of the site. A draft version of this package will be included with last Draft Schematic Design Plans package, and the final renderings will be submitted with the Final Schematic Design Plans.

2.3 Task Schedule

The Phase 2 tasks will take approximately 2 to 3 months, with exact schedule to be determined by LAVTA and KHA. Key milestone dates are anticipated as follows:

Key Milestone Dates:

- Expected NTP: 7/6/2020
- Draft Schematic Design Plans: Early October
- Final Schematic Design Plans: Late October / Early November

2.4 Deliverables

- ✓ Monthly progress meetings/minutes (Task 2.1.1)
- ✓ Monthly reports (Task 2.1.1)
- ✓ Design Package (Task 2.2.1, 2.2.3)

This task will include the completion of Draft Schematic Design Documents in conformance with the previously approved conceptual design plans in Phase 1. Continuous coordination with LAVTA staff shall be maintained throughout the design phase to reduce time required for detailed reviews. Milestone reviews shall be scheduled at the completion to produce the Final Schematic

Design Documents. however, the continual coordination mechanisms in place shall allow the Design Team to continue work as the documents are being reviewed.

- ✓ Graphic Renderings (Task 2.2.4)

2.5 Task Costs

Project costs for Phase 2 are in the proposed project budget below:

	Kimley-Horn PM and Civil Design	Kimley-Horn Structural Design	Kimley-Horn Landscape Architecture	Kimley-Horn Lighting and Electrical Design		Heller Manus	FMG
Task 2.1 Meetings and Coordination	\$ 25,000.00	-	-	-		\$ 20,260.00	\$ 19,200.00
Task 2.2.2 Draft Schematic Design	\$ 14,810.00	\$ 40,000.00	\$ 15,330.00	\$ 8,650.00		\$ 95,130.00	\$ 89,675.00
Task 2.2.3 Final Schematic Design	\$ 9,310.00	\$ 22,500.00	\$ 5,260.00	\$ 6,265.00		\$ 20,370.00	\$ 19,200.00
Task 2.2.4 Graphic Renderings	\$ 13,000.00	-	-	-		Included in Schematic Design Tasks	Included in Schematic Design Tasks
Total	\$ 62,120.00	\$ 62,500.00	\$ 20,590.00	\$ 14,915.00		\$ 135,760.00	\$128,075.00

Kimley-Horn Total:	\$ 160,125.00
Heller Manus Total:	\$ 135,760.00
FMG Total:	\$ 128,075.00
Direct Reimbursables:	\$1,000

Total for Phase II:	\$ 424,960.00
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Note: Heller Manus and FMG fees include respective building MEP subconsultant. FMG fees also include a specialty equipment subconsultant.

Reimbursable costs are not expected to exceed \$1,000.

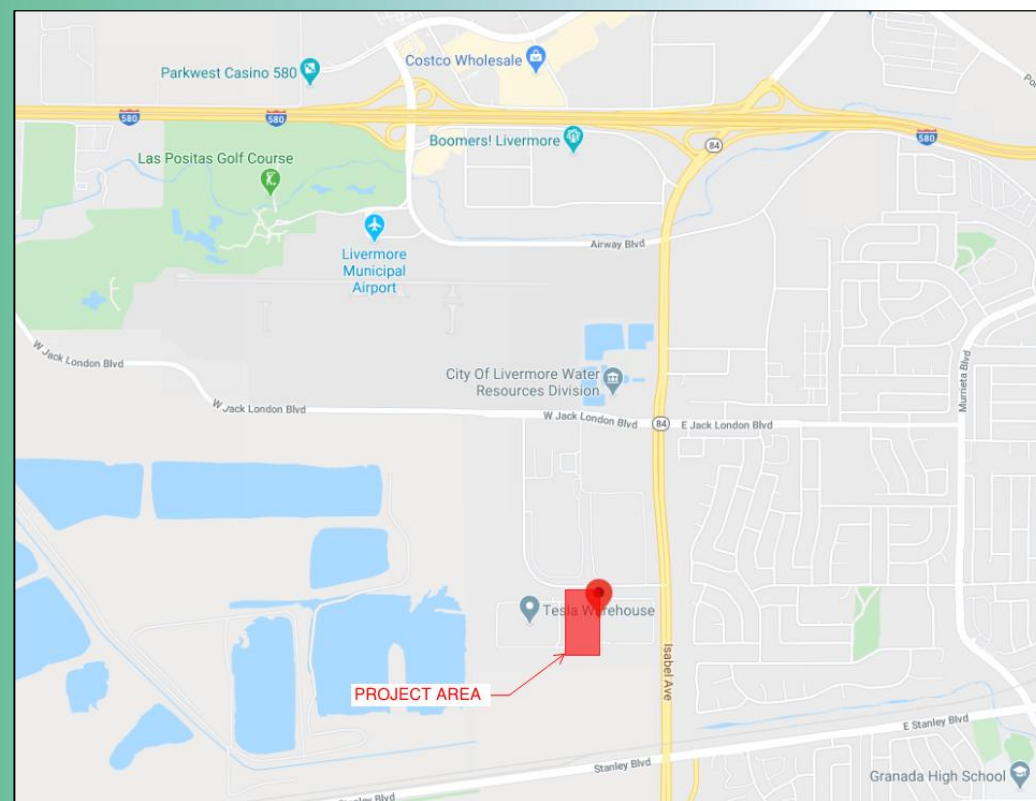
This includes up to two hardcopies of the printed Final Schematic Design set and 2 copies of any requested exhibits or renderings in color. Electronic copies of all submittal documents will be provided.

Livermore Amador Valley
TRANSIT AUTHORITY



Concept Phase
moving to
Schematic Design

Atlantis Court Transit Facility

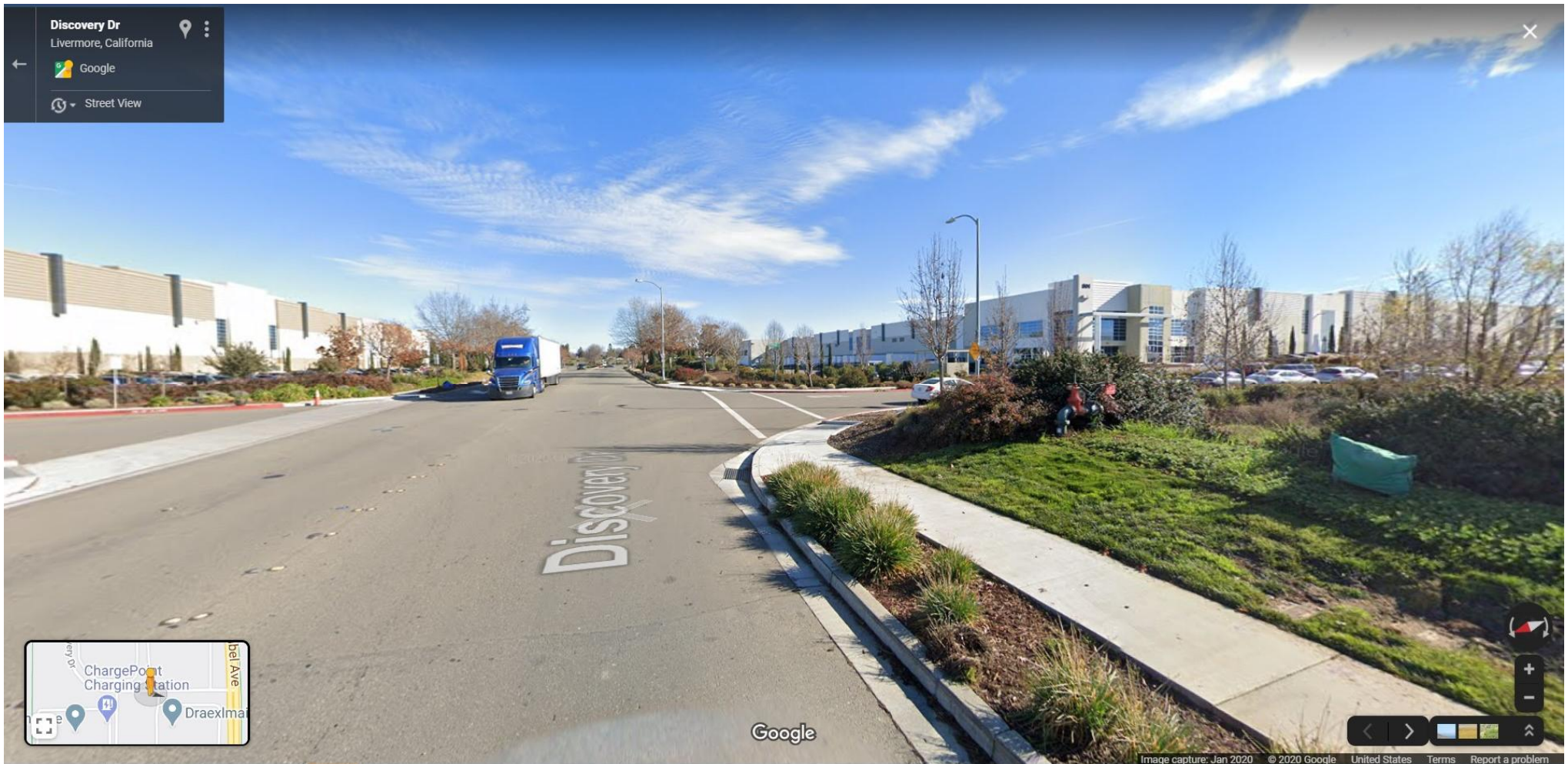


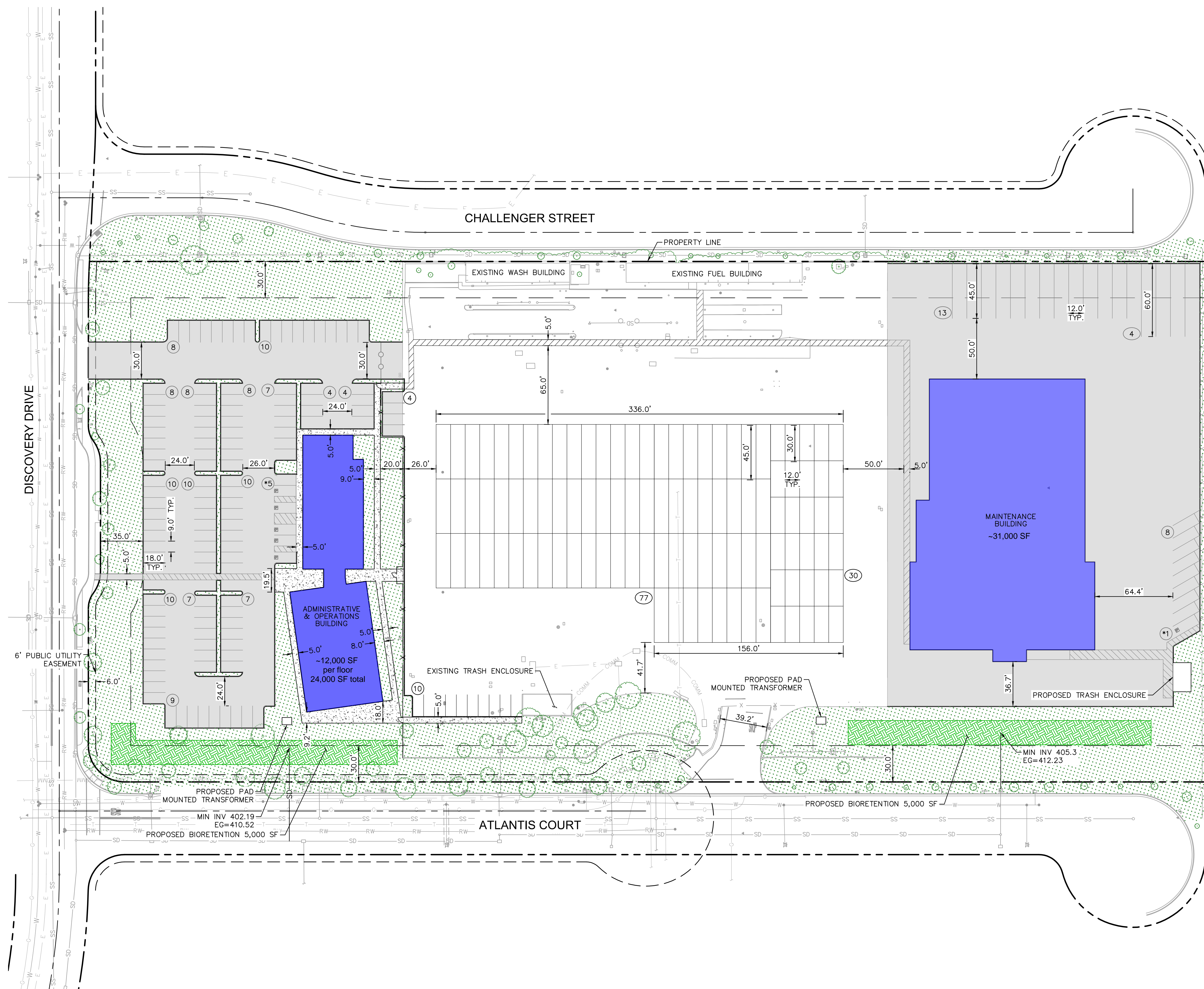


PROJECT AREA



Adjacent Architecture on Discovery Drive





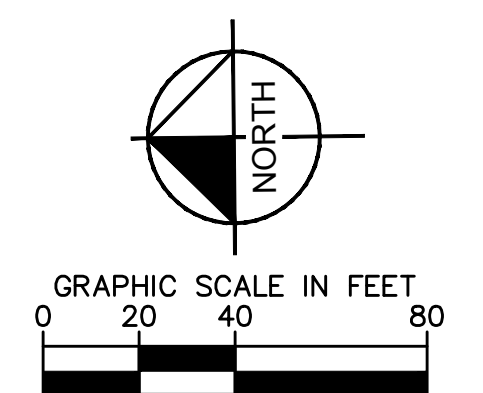
LEGEND

- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED BIORETENTION
- PROPOSED LANDSCAPING
- # NUMBER OF STANDARD (9'X18') PARKING STALLS (* INDICATES ADA SPOTS)
- ## NUMBER OF BUS PARKING STALLS

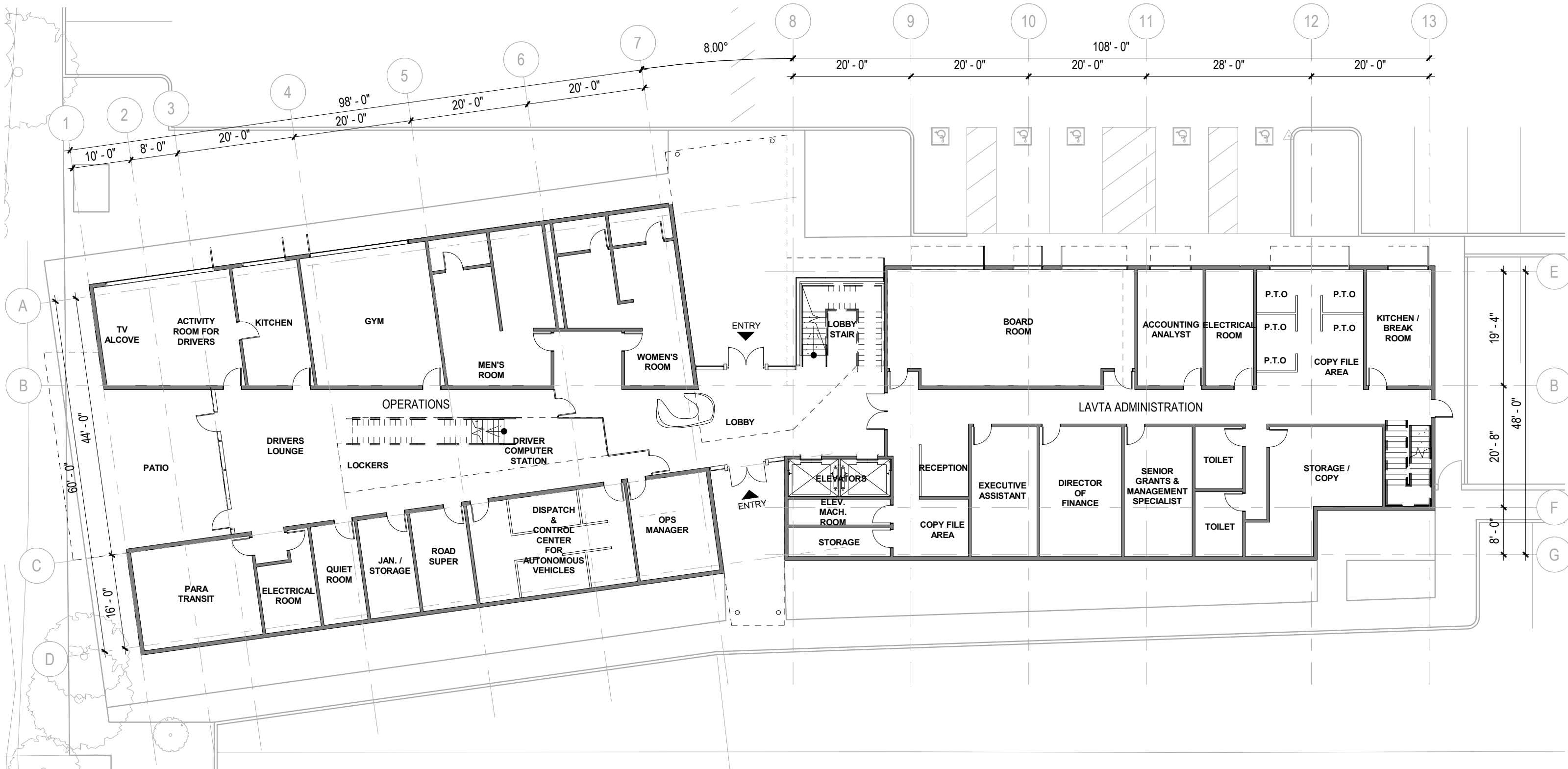
PARKING NOTE:
 ZONING: PDI - PLANNED DEVELOPMENT INDUSTRIAL
 PARKING REQUIREMENT BASED OFF TABLE 4.6 IN SECTION 4.04.02 OF THE LIVERMORE DEVELOPMENT CODE
 ADA REQUIRED PARKING IS BASED OFF CHART 4.1.2(5)(A) OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG)
 PRIMARY USE: OFFICE/ADMINISTRATIVE BUILDING
 PARKING REQUIREMENT: 1 SPACES / 300 SQUARE FEET (SF)
 GROSS FLOOR AREA: X SF
 PARKING REQUIRED = X SF * (1 SPACE / 300 SF) = X SPACES

PARKING DATA TABLE			
PARKING	EXISTING	REQUIRED	PROPOSED
STANDARD SPACES	14	-	142
STANDARD/VAN ACCESSIBLE SPACES	2	6	6
60' BUS STALLS	0	-	4
45' BUS STALLS	15	-	94
30' BUS STALLS	0	-	30
OPTIONAL EV STALLS*	-	7	-
OPTIONAL CLEAN AIR STALLS*	-	11	-
TOTAL VEHICULAR PARKING	31	-	267

* OPTIONAL EV AND CLEAN AIR STALL REQUIREMENTS ARE PER CALGREEN CODE SECTION 5.106.5.2 & 5.106.5.3

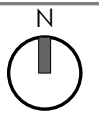


CONCEPTUAL SITE PLAN
 JUNE 2020

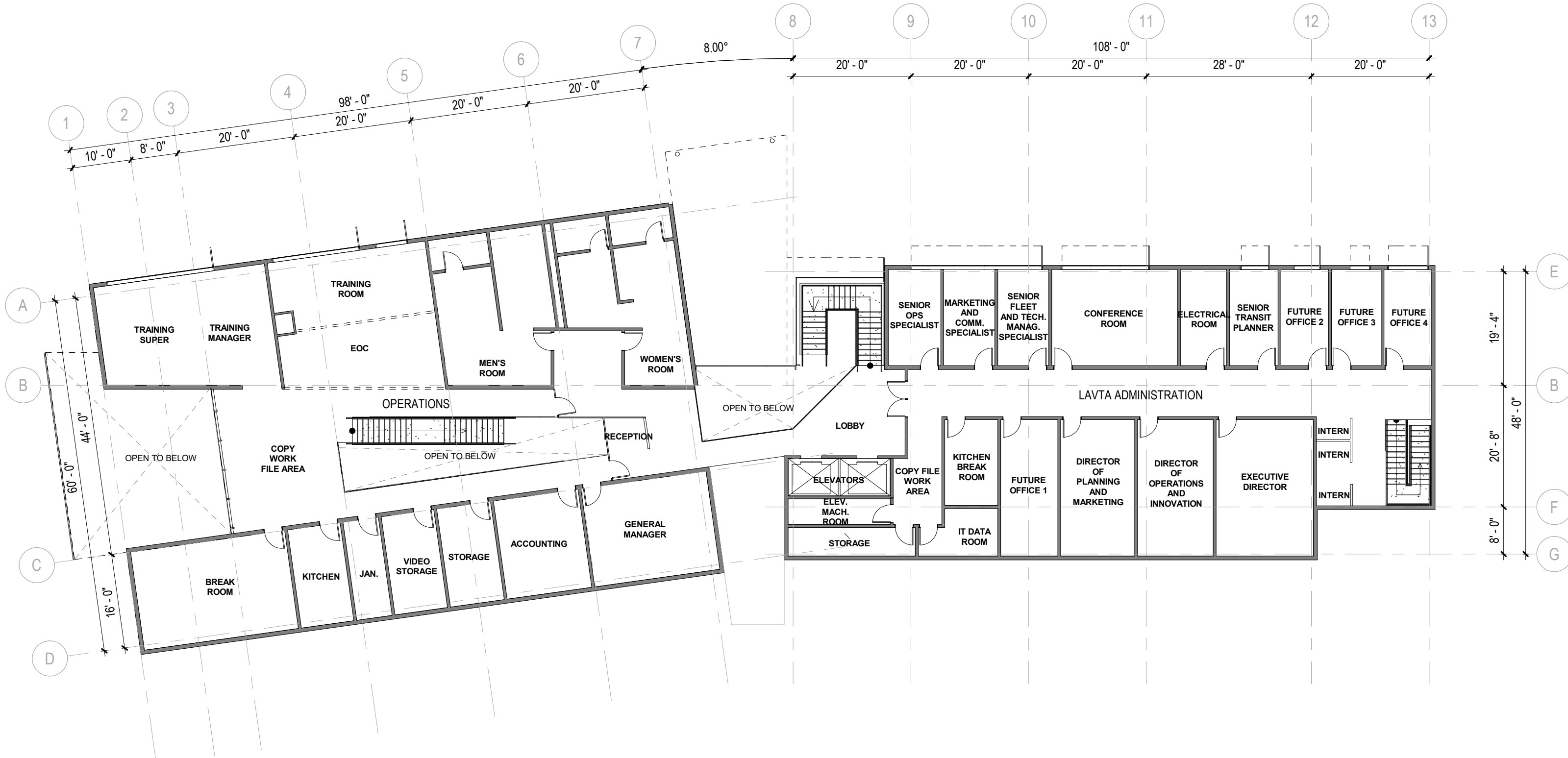


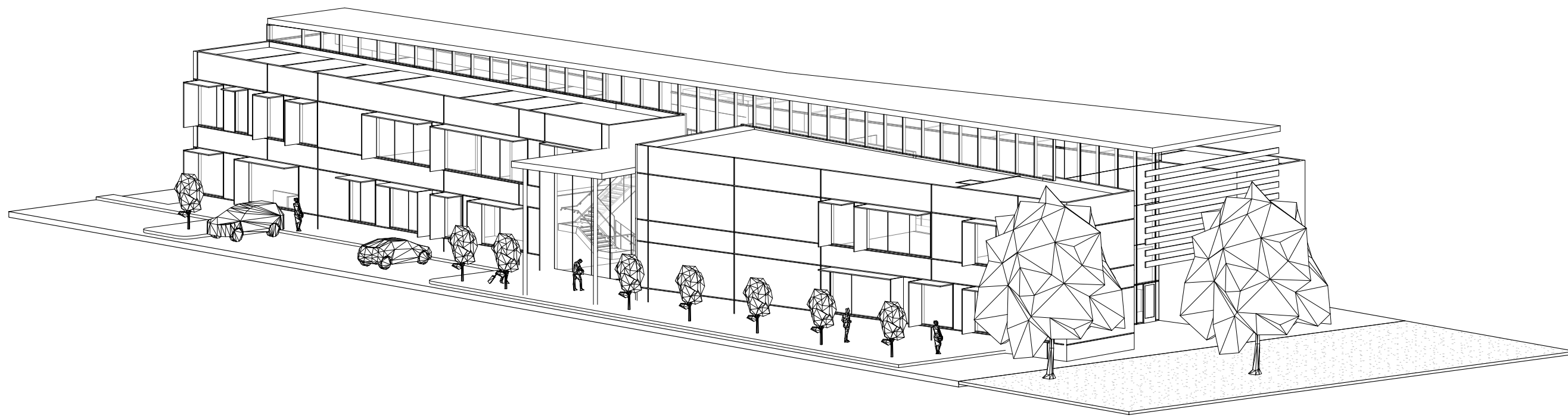
Livermore LAVTA Office

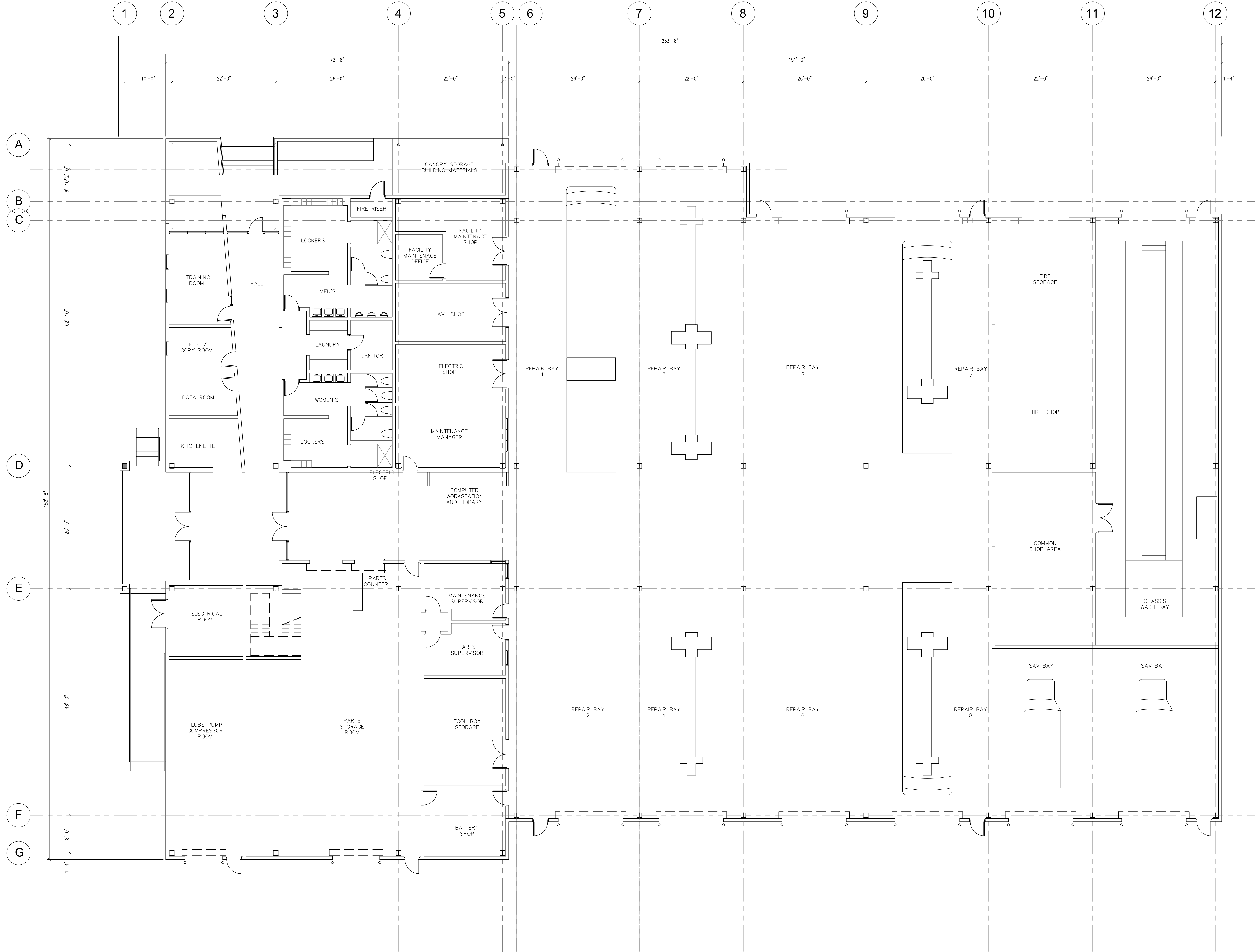
FLOOR PLAN LEVEL 01



V-101B





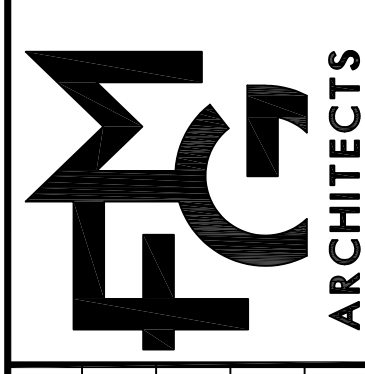


REVISIONS			
#	DATE	BY	BY
#1	REV1	BY1	BY2
#2	REV2	BY2	BY3
#3	REV3	BY3	BY4
#4	REV4	BY4	BY4

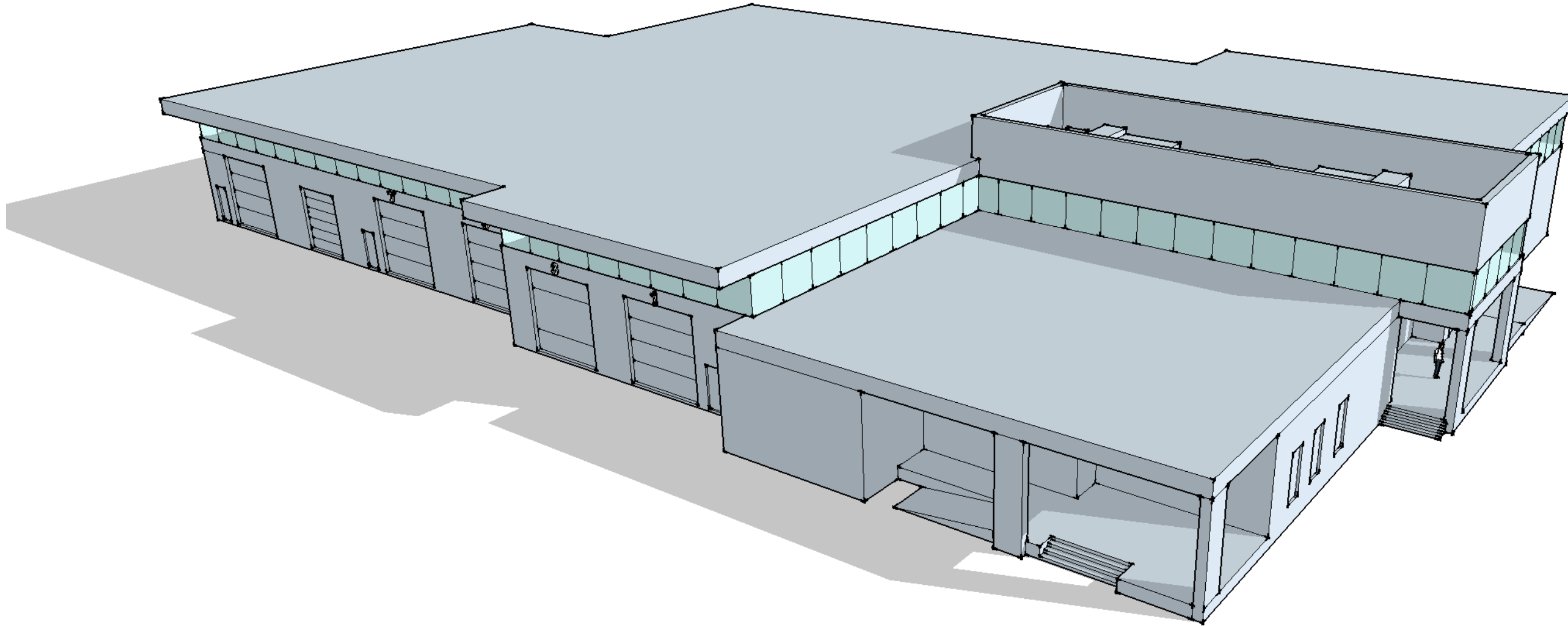
**MAINTENANCE BUILDING
FLOOR PLAN**

**BUS MAINTENANCE FACILITY
LAVTA
LIVERMORE, CA**

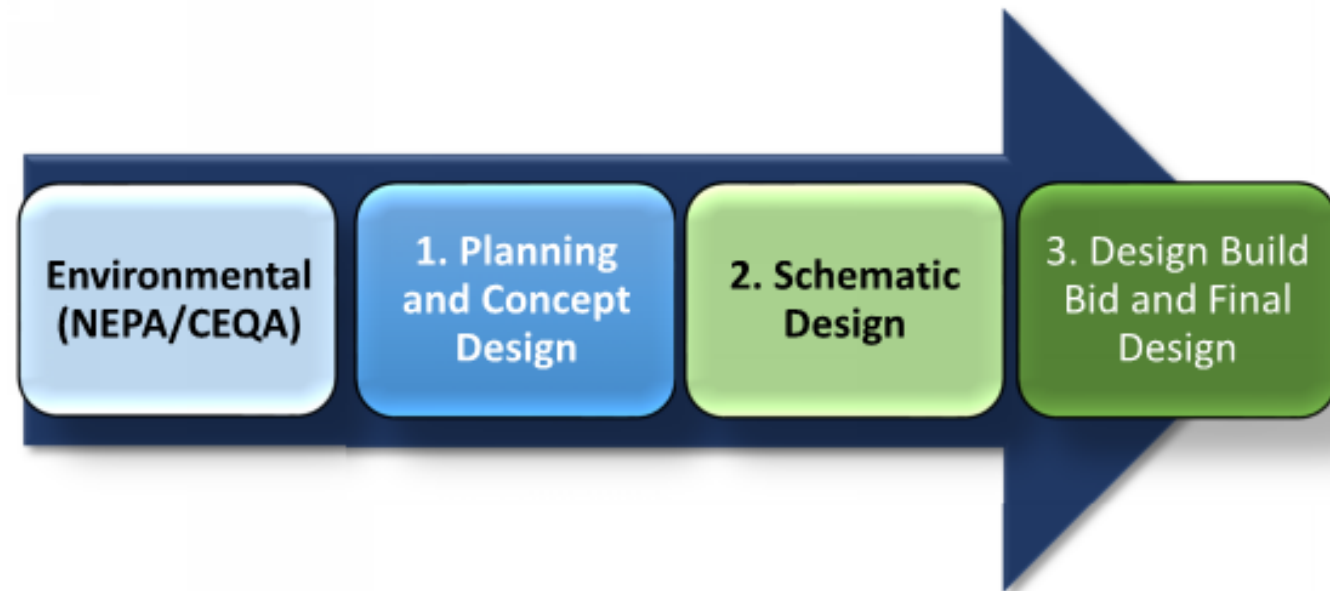
FMG ARCHITECTS
330 15TH STREET
OAKLAND, CA 94612



DATE:	06/19/2020
SCALE:	1/8"=1'-0"
DRAWN:	-
PROJ. NO.:	-
FILE NAME:	-



**LAVTA BUS MAINTENANCE FACILITY
ALTERNATE CONCEPT**



PHASE 1 SERVICES AND DELIVERABLES:

Phase 1 included:

- Building and Site Programming for key features
- Conceptual Building Design with Alternatives
- Conceptual Site Layout
- Site Survey

Schedule for Phase 1:

June 26th - Conceptual Design Alternatives - Building and Site
July 6th - Board Meeting / Concept Design Decision

PHASE 2 SERVICES AND DELIVERABLES:

Phase 2 will include additional services from

- Utility, Grading and Stormwater
- Site Landscaping / Site Lighting
- Mechanical, Electrical and Plumbing Engineering
- Refined Building Architecture and Building Layout
- Refined Site Design

Project Timeline

