

Item No. 9



DATE: February 5, 2014

TO: GCT Board of Directors

FROM: Reed Caldwell *Reed Caldwell*
 Facility Project Manager

Chuck McQuary *Chuck McQuary*
 Transit Planner

RE: **New Administration and Operations Facility - Project Status Report**

I. EXECUTIVE SUMMARY

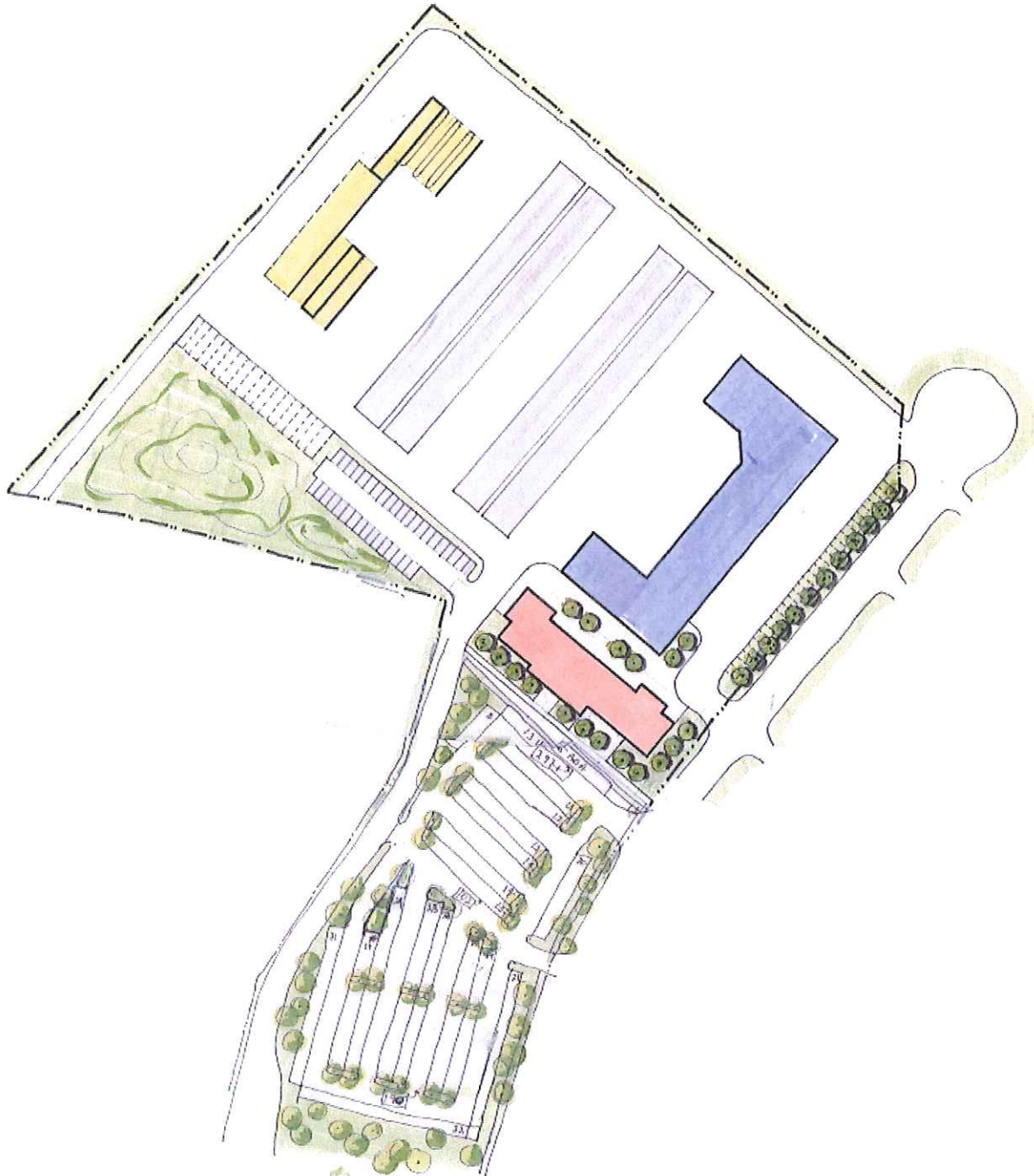
This report provides an update of the new GCT Administration and Operations Facility to be built near the intersection of Auto Center Drive and Paseo Mercado in Oxnard, CA.

II. BACKGROUND

The Board of Directors authorized the General Manager to complete negotiations and execute a contract with most highly qualified firm. After successful negotiations a final contract value of \$3,529,368.55 for design of the new facility and design services during construction was reached with Maintenance Design Group. In addition, the Board authorized contingency of 10% of the contract value to cover contingencies and possible change orders during the contract period. The consultant team for the project is summarized below:

Project Mgmt/Industrial Design	Maintenance Design Group	Pasadena	CA
Architecture	RNL	Los Angeles	CA
Civil Engineering	Huitt-Zollars	Thousand Oaks	CA
Structural Engineering	Miyamoto International	Los Angeles	CA
MEP Engineering/Fire Protection	Gotama Building Engineers	Long Beach	CA
IT/Communications/Security	AVS Engineers	Diamond Bar	CA
Landscape Architecture	Jordan, Gilbert & Bain	Ventura	CA
Fueling Consultant	Marathon Tech Services	Heidelberg	ON
LEED Consulting	Ambient Energy	Santa Monica	CA
Surveying	Coast Surveying	Tustin	CA
Geotechnical Engineering	Diaz Yourman & Associates	Santa Ana	CA
Cost Estimating	Jacobus & Yuang, Inc.	Ventura	CA

The week of January 20th GCT staff and the design team met to finalize project layouts using a "design charrette" process. The meetings occurred over three days and facilitated the ability for GCT staff to provide input into the project, resulting in several design iterations and produced a final layout that all supported. Below is a schematic of the layout that the team will now move forward with in design.



NEXT STEPS

The environmental process is continuing with the City of Oxnard taking the lead. A final environmental determination is expected in March or April followed by a submittal to the Federal Transit Administration shortly afterwards to meet the September 2014 deadline for the funding. The project requires an amendment to the Rose-Santa Clara Corridor Specific Plan and this process was initiated along with the need for a Design Development Review permit.

Our draft traffic analysis has been submitted for this project to the City of Oxnard. The recommendations follow our expectations with the project only impacting the noon peak hour at the Rose Avenue/Auto Center Drive intersection. Two options are proposed to mitigate the project's impact, 1) widen the northbound approach to provide two dedicated right-turn lanes or 2) restripe the northbound number 2 through lane to a shared through/right-turn. Either solution results in meeting at least a "C" level of service for the intersection. Staff will continue to coordinate with the City of Oxnard for a solution.

As the project enters the design phase there will be several more opportunities for the project team to receive input from GCT staff. The current project schedule is to complete design in late 2014, bid the project in early 2015, and start construction toward the middle of 2015. A 16 to 18 month construction schedule is being contemplated and allowing time for moving, an early 2017 opening is expected. Below is a summary of project milestone dates.

Procure for Designer	Nov 2013
Begin Design	Jan 2014
Environmental Process Complete	Jul 2014
Design Complete	Feb 2015
Construction Complete	Dec 2016
Grand Opening	Feb 2017

III. SUMMARY AND RECOMMENDATIONS

This report is for information only.



General Manager's Concurrence