City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: July 26, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: University Village/Orchard Park Specific Plans – Request to amend agreement for professional services to increase the cost of Environmental Impact Report and supporting documents and studies.

RECOMMENDATION

It is recommended that the City Council approve the professional services (environmental study) cost to finalize the University Village/Orchard Park Specific Plans Environmental Impact Report and supporting documents/studies by RBF Consultant Company in the amount of $18,900 (City of Loma Linda Portion of $2,579.85). This amount will be proportional to the project size and responsibilities as agreed and approved by City of Loma Linda City Council and the applicants (Lewis Operating Corporation and Cal 88 Group).

BACKGROUND

On July 13, 2005, staff received a written document (e-mail) from RBF Consulting identifying the financial depletion of processing and preparing the Environmental Impact Report for University Village/Orchard Park Specific Plans.

ANALYSIS

RBF Consulting is requesting a Contract Addendum to finalize the Environmental Impact Report and supporting documents/studies for the University Village and Orchard Park Specific Plans. This request is to account for those items previously not identified in the current agreement and the cost overruns incurred during the course of working with the existing budget. Unfortunately, the current budget did not cover work beyond the original scope of work and RBF Consulting has incurred costs associated with the billing rate change from the year 2002.

The items are described in detail for further breakdown of the cost incurred as of today. Again these costs will be shared by all three parties associated with this project including the City of Loma Linda.

1. **Traffic and Circulation:** Additional costs have been incurred by Kimley-Horn Associates (KHA), sub-contractor for RBF Consulting, for recalculating the trip generation estimates and distributions based on the changes in the land use types and quantities for both specific plans. Further cost was incurred for zone analysis and future forecasts based on deletion of the Bi-corridor designation from the General Plan analysis of future roadway network. The estimated funding is $7,300.

2. **Meeting and coordination:** The original contract was approved under the 2002 billing rate. Since then, the project has undergone a multitude of revisions and modifications that extended the timeframe from the anticipated one (1) year to current three (3) years. Therefore, the rate in which the project is being billed is incorrect. The new rate will require additional $11,600 to continue service.

ENVIRONMENTAL

Addendum to the professional services will not impact the environment and is exempt from California Environmental Quality Act (CEQA). Therefore, there is no impact to the environment based on modification of the existing professional service contract.

FINANCIAL IMPACT

The following are the breakdowns of the appropriate proportional fee costs based on the project size and responsibilities. Percentage of costs is broken down as follows: Lewis Operating Group at 56.7%, Cal 88 at 29.6%, and the City of Loma Linda at 13.7%.

Addendum Amount $18,900.00	**University Village** (Lewis Corp.)	**Orchard Park** (Cal 88)	**City of Loma Linda**	**Total**
Traffic & Circulation $7,300.00	$4,139.83	$2,163.72	$996.45	$7,300.00
Meeting & Coordination $11,600.00	$6,578.36	$3,438.24	$1,583.40	$11,600.00
Total	***$10,718.19***	***$5,601.96***	**$2,579.85**	**$18,900.00**

The City of Loma Linda's share of cost totals $2,579.85. If approved by the City Council, this will be funded under the General Fund account.

ATTACHMENTS

1. RBF Consulting letter dated July 13, 2005

RBF CONSULTING

July 13, 2005 JN 10-102132

Ms. Deborah Woldruff, AICP
Community Development Director
CITY OF LOMA LINDA
25541 Barton Road
Loma Linda, California 92354

Subject: Contract Addendum No. 2, University Village/Orchard Park Environmental Impact Report

Dear Ms. Woldruff:

RBF Consulting has submitted this Contract Addendum No. 2 for items not accounted for in our current Agreement for the University Village/Orchard Park Environmental Impact Report (EIR) work program. This Addendum is based upon cost overruns incurred to date for portions of the work program and additional work tasks not included in our current scope of work. Cost overruns for traffic occurred during the Administrative Draft EIR preparation. The RBF team has intended to work with the existing budget to the extent possible but, due to overall project costs, we are requesting reimbursement to cover overruns for traffic and meetings/coordination. The following provides a detailed description of the modifications necessary for tasks within the current work program:

1. **Traffic and Circulation.** Additional costs have been incurred by Kimley-Horn Associates (KHA) as a result of two major changes in the project. First, changes in the land use types and quantities occurred for both Specific Plans which caused the need for KHA to re-do the project trip generation estimates and distributions. Second, the deletion of the Bi-corridor from the General Plan analysis future roadway network caused the need to request new model runs and to completely re-do the select zone analysis and future forecasts. Additional funding is estimated at $7,300.

2. **Meetings and Coordination.** The project was initiated in the spring of 2002. Since that time, the project has involved continued coordination with the City and project team as well as meetings in accordance with billing rates in 2002. When the project was authorized, we assumed an approximate one-year time frame to complete the Final EIR and certification. Over the three-year time frame, RBF rates have increased for staff assigned to the project. The rate changes have not been forwarded to the City of Loma Linda in an effort by the RBF team to absorb the costs. At this time, RBF and Kimley-Horn request funding for coordination and meeting overruns amounting to $11,600.

Our total funding request for Addendum No. 2 is $18,900. The total additional cost for University Village is $9,450 and for Orchard Park the total additional cost is $9,450.

This request is based upon the status of the project as of July 12, 2005 and does not account for any additional fluctuations that may occur in the Work Program through the remainder of the project. Please indicate your acceptance of this Work Program augmentation by signing the approval line below and returning the original to us.

We appreciate the opportunity to participate on the University Village/Orchard Park project. Please do not hesitate to call me at 949.855.3663 if you have any questions.

Sincerely,

Glenn Lajoie, AICP
Vice President, Planning/Environmental Services

Approved by:	
Name:	
Title:	
Date:	