REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: JANUARY 13, 2009

TITLE: FY 2008-2009 PROGRAM MANAGER EXPANDED SCOPE OF WORK

RECOMMENDED ACTION:

1. Approve a scope of work for the Program Manager, Bovis Lend Lease, to implement the 70% Major Milestone, review Conditions of Approval and provide extended staff support for the Priority Program Feasibility Studies and Project Implementation Work Program.

2. Approve an increase to the FY 2008-2009 budget in the amount of $1,955,090.

EXECUTIVE SUMMARY:

On August 7, 2008, the Great Park Corporation Board of Directors (Board) received a presentation by the Great Park Design Studio on the 70% Schematic Design and recommended that the City Council issue a Notice of Approval and Authorization to Proceed with specified conditions, including expansion of the oversight role by the Program Manager. On August 12, 2008, the City Council issued the Notice of Approval for the 70% Major Milestone Review and authorized the Design Studio to advance the Schematic Design to the 97% level of completion, subject to conditions included in the staff report.

In order to ensure that the conditions of approval are met, that the Great Park Design Studio receives a timely review on submitted plans, and that the Orange County Great Park Corporation receives a full and complete Schematic Design, additional support is needed from the Program Manager. The City Council directed that the Program Manager's scope of work be enhanced to include a more active role in the design review associated with completing the final Schematic Design for the Great Park. The Program Manager will provide the support to the project team necessary to ensure that the contract deliverables are being completed in accordance with the adopted scope of work, that the deliverables comply with the Board's adopted sustainability goals, and that the final product achieves the vision for the Great Park as presented by the Great Park Design Studio. The Program Manager will also provide needed staff support to review progress and completeness of the Priority Program Feasibility Studies and the Project Implementation Work Program approved by the Board.
Staff recommends that the City Council approve the enhanced scope of work for the Program Manager, Bovis Lend Lease, to include a more active role in support of completing the design review of Schematic Design for the Great Park and the additional work programs summarized above. Staff further recommends that the City Council approve an increase to the FY 2008-2009 budget in the amount of $1,955,090 to complete the enhanced scope of work.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION:

On November 20, 2008, the Great Park Board of Directors recommended City Council approval of the expanded scope of work and budget increase.

On January 5, 2009, the Finance Commission recommended unanimously that the City Council approve the Program Manager scope of work and budget increase with a vote of 5-0 only if assured of a return on the investment of these costs by ultimate lower total program costs, or the expenses be offset by other expense reductions in other Great Park costs.

STATEMENT OF THE ISSUE:

History:

On July 24, 2007, the Irvine City Council authorized the execution of a contract with the Great Park Design Studio for the next phase of work on the Orange County Great Park. Under the contract, Major Milestone Reviews are conducted at the 30%, 70%, 97% and 100% level of progress for the design work (Schematic Design and park-wide mass grading, Wildlife Corridor, and Agua Chinon construction documents). The reviews are important for the City as they afford the Board and City Council the opportunity to review the progress of the Great Park Design Studio toward completion of the Schematic Design and the construction documents. These reviews serve as a mechanism to ensure that the Great Park is being planned consistent with the Board’s vision.

At the 70% Major Milestone Review, the City Council issued a Notice of Approval and Authorization to Proceed, subject to certain specified conditions. In order to comply with those conditions, it is necessary to expand the Program Manager’s scope of work to include a more active role in the design review associated with completing the final Schematic Design for the Great Park. This enhanced role will provide the support necessary to ensure that the contract deliverables are being completed on schedule and in a manner consistent with the adopted scope of work, comply with the Board’s adopted sustainability goals, and achieve the vision for the Great Park as presented by the Great Park Design Studio.

The Great Park Board and City Council have also directed the Design Studio to move forward with the next phase of feasibility analysis by completing 14 Priority Program Feasibility Studies as well as the Project Implementation Work Program. Staff
augmentation necessary for implementing these programs was not anticipated when the Program Manager’s budget was approved for FY 2008-2009.

Analysis/Discussion:

1. 70% Major Milestone Conditions of Approval
On August 12, 2008, the City Council issued the Notice of Approval for the 70% Major Milestone Review and authorized the Design Studio to advance the Schematic Design to the 97% level of completion, subject to the following conditions:

   a) The Design Studio shall confer with the appropriate City departments to confirm that any changes or refinements shown on the 70% Major Milestone Review submittal are consistent with the regulatory restrictions that apply to the Great Park, including conditions of approval of Vesting Tentative Tract Map 17008 and the Great Park Master Plan. Any changes required to be consistent with regulatory requirements shall be made by the Design Studio at no additional cost.

   b) The Program Manager shall initiate extended oversight during invoice review, to include “page turning” workshops as necessary, in order to achieve the world class Schematic Design envisioned by the Great Park Board. Particular attention shall be paid to coordination of design elements and disciplines with a special emphasis on achieving sustainability goals.

   c) The Corporation shall coordinate a budget review with the Program Manager and the Design Studio that will reconcile the Project Budget prior to approval of an Earned Value invoice in excess of 80% of the Schematic Design budget.

   d) Schematic Design of the Sports Park, Botanical Garden, and Cultural Terrace shall not move beyond the 70% Major Milestone level of completion until the next level feasibility studies for these three geographies are sufficiently completed to inform the design.

   e) Feasibility analyses of the Art and Culture Exhibition Space, Amphitheatre, Library, Multi-Cultural Center, and National Archives shall not be completed until the Cultural Terrace feasibility study is presented to the Great Park Board for review and approval.

   f) Feasibility analyses of the Center for Community Organizations shall not be completed until the Sports Park and Cultural Terrace feasibility studies are sufficiently completed to determine an appropriate location for the facility.

   g) Schematic Design of the Agua Chinon and the Wildlife Corridor shall not proceed beyond the 70% Major Milestone level of completion until directed by the Corporation.
h) Schematic Design of the Bowling Green and Timeline shall not move beyond the 70% Major Milestone level of completion until the Aviation Museum feasibility study has determined the appropriate usage for the preserved runway and taxiways.

These conditions require the Program Manager to take a more active role in the design review through to the completion of Schematic Design for the Great Park. In earlier milestone reviews, the Program Manager served in a reviewing capacity, much as the City staff reviews and comments on development applications. Based on the Orange County Great Park Board recommendation for the 70% Major Milestone Review, the City Council voted to enhance the involvement of the Program Manager in completion of the contract deliverables through an “over-the-shoulder” review process, allowing the Program Manager a higher level of oversight of work products in the formative stages of development, rather than initiating its review at the time it receives a draft submittal.

This expanded role requires the Program Manager to work more closely with the Design Studio in a collaborative manner to shape deliverables into finished products that conform to industry and City standards. The Program Manager is not being charged with any design authority, but rather with the responsibility to ensure that the Design Studio provides a completed Schematic Design and cost estimate as outlined in the contract scope of work and consistent with the Great Park Schematic Design as described by the Design Studio in their 70% Major Milestone presentation. The Program Manager is also not charged with performing quality assurance/quality control on the contract deliverables, as that is a project management responsibility.

At the August 12, 2008 Council meeting, staff noted that Ken Smith had described the remaining 30% of the work to be completed as a refinement of the concepts presented at the 70% level. The Design Studio will continue to coordinate its various sub-consultant work efforts to create a cohesive and coherent Schematic Design. However, the Program Manager will be involved at a more in-depth level, which is expected to expedite the completion of the deliverable products while ensuring that they are both complete and comprehensive. As the work program nears completion, the City Council has directed staff to expand the Program Manager role to allow for a heightened level of scrutiny of the remaining project deliverables to ensure coordination of design elements and disciplines.

In the August 12th report, staff noted that some of the schematic design features at the 70% Major Milestone level were not consistent with the 30% Major Milestone conditions of approval. The Program Manager, as part of their revised scope, will work with the Design Studio to resolve these issues prior to the submittal of the 97% Major Milestone.

In addition to the expanded work efforts, the Program Manager continues to support the Corporation by completing the review of earned value invoices submitted by the Design Studio. These invoices reflect the percent complete of the individual deliverable work products. By closely collaborating with the Design Studio, the Program Manager will be
better able to judge the level of completeness and ensure that the Corporation is compensating the appropriate percentage for the work product received.

2. Sustainability

During the 70% Major Milestone review, staff noted that the Design Studio’s Sustainability Management System was not being fully utilized as an interactive tool between design team members to cross reference and substantiate the implementation of the Board’s sustainability goals. Similarly, the Energy Plan and the Sustainable Park Features Plan did not appear to be integrated with the design to the extent possible. In order to ensure that the Great Park Board’s sustainability goals are achieved in the Schematic Design, the City Council directed staff to enlist the services of the Program Manager to ensure coordination of design elements and disciplines.

Through the enhanced coordination process, the Program Manager is better equipped to ensure that the sustainability features highlighted in the Design Studio’s presentation on the 70% Schematic Design are reflected in the cost estimate and on the finished Schematic Design documents.

3. Encumbrances

The project site is constrained by a number of existing easements, encumbrances, and land use restrictions. Navy Lease in Furtherance of Conveyance (LIFOC) areas, including extraction wells; habitat mitigation mandated by the Resource Agencies; and VOR setbacks are three specific areas of concern that need to be reflected in the Schematic Design. In accordance with the contract scope of work, the Design Studio is responsible for the coordination of all utilities, storm drain, transportation facilities, potential site constraints, and phasing. The Design Studio is also responsible for ensuring that the Schematic Design will result in a project that can be built within these identified constraints. The Program Manager is responsible to ensure that the Design Studio includes appropriate notes with the Schematic Design to alert future contractors of these encumbrances and restrictions.

4. Approved Master Plan/Alternative Design Standards

The Design Studio has submitted to the City alternative design standards for the following features: irrigation design guidelines, landscape lighting systems, pod architecture, terrace drains, site furniture package, miscellaneous engineering, pavement, and planting standards. The City has expressed a strong commitment to work with the Design Studio on these alternative standards.

The Design Studio is responsible for supporting its request for any deviation from the adopted City standards with proof that the proposed standard is equal to or greater than the current standard, complies with State and Federal regulations, and will not compromise on safety of the general public. In addition, the Design Studio is required to provide information regarding life cycle costs (cost of materials, maintenance
expenses, and readily-available inventory). At the 70% level, the Design Studio represented that the Schematic Design is consistent with the approved Master Plan. The Program Manager’s expanded role ensures that the Design Studio confirms with the appropriate City departments that all changes or refinements from the approved Master Plan are consistent with the regulatory restrictions that apply to the Great Park. At the 97% Major Milestone, those areas or features that are not consistent must be redesigned by the Design Studio at no cost to the Corporation to comply with the City’s regulatory approval.

Ken Smith has informed the Corporation that alternative standards are being used in the Schematic Design for the Great Park. The Design Studio acknowledges that variances from the City’s existing design standards or other regulatory standards are being used at the Design Studio’s risk until the alternate standards are approved. The Program Manager will work with the Corporation and the Design Studio to ensure that the Design Studio achieves City approval of the alternative standards or modifies the Schematic Design at the 97% Major Milestone to conform to the adopted standards within the contract budget.

5. Priority Program Feasibility Studies

The City Council allocated a not-to-exceed budget of $1,817,000 to the Design Studio for the completion of the next phase of feasibility analysis for the following Park Programs and features, either independently or with potential funding partners.

- Agriculture and Food
- Art and Culture Exhibition Space
- Aviation Museum/Fire Museum
- Visitor Center
- Cultural Terrace District
- Sports Park
- Amphitheatre – pending identification of potential funding partners
- Botanical Garden – pending identification of potential funding partners
- Library – pending identification of potential funding partners
- Multi-Cultural Center – pending identification of potential funding partners
- National Archives – pending identification of potential funding partners
- Center for Community Organizations – MOU with Orange County Children and Families Commission
- Demonstration/Preview Garden – MOU with Great Park Conservancy
- Water Science Park – MOU with an identified consortium of funding partners

At the 70% Major Milestone review, the City Council conditioned the Design Studio to progress the design work forward in such a manner so as to use some of these feasibility studies to adjust the Schematic Design prior to the 97% Major Milestone submittal. The Schematic Design of the Sports Park, Botanical Garden, and Cultural Terrace is not permitted to progress beyond the 70% Major Milestone level of
completion until these three Level 2 feasibility studies are sufficiently completed to inform the design. In a similar manner, the Schematic Design of the Bowling Green and Timeline is not permitted to move beyond the 70% Major Milestone level until the Aviation Museum feasibility study has determined the appropriate usage for the preserved runway and taxiways.

The Program Manager must expand its work program to serve as an extension of staff in the review of the proposed scopes of work for all of the Level II studies as well as to ensure that the work products meet both scope and budget requirements. Furthermore, the Program Manager needs to oversee the alignment of these studies with the Schematic Design as it proceeds to the 97% Major Milestone.

6. Project Implementation Work Program

At the September 9, 2008 Council meeting, the Chief Executive Officer was authorized to execute change orders of up to $1,720,000 for the next phase project implementation work program for the Great Park, including:

- Priority Program Feasibility Studies for the Military Memorial and Cemetery
- Construction Feasibility Study for Structured Parking
- Evaluation of Existing Policy and Regulatory Framework for Advancement of OCGP Development and Entitlement
- Initial Design Review of Realigned Wildlife Corridor
- Design Review of Realigned “Edge Conditions” at the Lifelong Learning District
- Interim Use Planning
- Agricultural Development Planning
- Site Preparation in Support of Park Development

Upon execution of the change orders, the responsibility for the completion of each of these components rests with the Design Studio. Staff requires support from the Program Manager to oversee numerous components of this program, including the review of the scopes of work and budgets for the proposed change orders, as well as to review the quality of the deliverables.

7. Construction Documents

The construction documents for park-wide mass grading, the Wildlife Corridor, and the Agua Chinon were not considered as part of the 70% Major Milestone submittal. Work on these documents is being progressed in coordination with Heritage Fields’ planning efforts for the backbone infrastructure.

At this point in time, no construction documents have been submitted beyond the 30% Major Milestone. The remaining reviews of construction documents (70%, 97%, and 100%) will be conducted by staff with significant support by the Program Manager. A
summary report of the reviews will be provided to the Great Park Board and City Council.

8. Construction Budget Estimate

The Design Studio provided a project budget estimate of $1,231,079,503, based on 2008 costs with no escalation. The Program Manager reviewed the estimate and noted reservations regarding a number of the budget assumptions. One of the 70% Major Milestone conditions approved by the City Council requires staff to coordinate a budget review with the Program Manager and the Design Studio to reconcile the Project Budget prior to approval of an Earned Value invoice in excess of 80% of the Schematic Design budget. A third party consultant has been retained by the Program Manager to conduct this reconciliation.

9. Agreement for Program Management Services

On March 23, 2006, the Corporation entered into the Agreement for Program Management Services with Bovis Lend Lease ("Agreement") to provide program management services during all phases of the project (master planning, programming, design, bid, construction, and close-out) to August 31, 2007, with an initial one year extension. The services include, among other tasks, management, oversight, and coordination of all design and specialty consultants in connection with the delivery of the Great Park project. As provided in the Great Park Board and City Council authorizations, the Corporation’s Chief Executive Officer may extend the term of the agreement in appropriate increments for up to 36 months from the expiration of the initial option term. Under the terms of the Board and Council authorization, the Agreement may be extended for a period of five (5) years.

A chronology of the Program Management Agreement shows that the contract is in its second option period:

- Amendment #2: August 31, 2007 – November 30, 2007 (Preliminary Extension Period)
- Amendment #3: August 31, 2007 – June 30, 2008 (First Option Term)
- Amendment #4: Additional Services for Preview Park
- Amendment #5: July 1, 2008 – June 30, 2009 (Second Option Term)

The budget for the Program Manager is typically approved as part of the annual budget approval process and serves as the basis for the CEO’s extension of the agreement. In the case of Amendment #4 for the Preview Park, the budget for additional services ($247,140) was included in the overall Preview Park budget adjustment. The total authorized Program Manager budget from inception through Amendment #5 is $7,476,266.
The Program Manager's budget for FY 2008-2009 was approved at $850,000. This budget is augmented by the carry-over ($634,157) from the FY 2007-08 budget for work programs that were anticipated but not completed; chief among these being the 70% Major Milestone review. The budgeted work programs include water quality and environmental issues, operations support and Navy liaison, schematic design and construction document review, program management coordination, earned value review, and construction management of the abatement, deconstruction, and demolition program.

In order to complete the expanded work effort as well as the enhanced work programs outlined above, an increase to the Program Manager's budget is necessary. Corporation staff has reviewed the increase and approved the level of effort assigned to the new and enhanced tasks and recommends a budget adjustment of an additional $1,955,090 to expand the Program Manager's work program to provide the services outlined in this report. The Program Manager's description of the enhanced scope of work for FY 2008-2009 is included as Attachment 1. With the approval of this budget adjustment, the total Program Manager budget from inception through June 30, 2009, will be $9,431,356.

10. Great Park Design Studio Contract

The Program Manager serves as the City's staff augmentation to review the work products produced by the Great Park Design Studio. To put the Program Manager's work effort into context, it is important to understand the volume and complexity of the materials that are being reviewed. During the course of their engagement, the Great Park Corporation Board has directed the Design Studio to accomplish the following work programs:

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<th>Description</th>
<th>Amount</th>
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<td>Comprehensive Master Plan (expanded to include Phase 1 of the Balloon Park)</td>
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<td>Schematic Design and Construction Documents for Mass Grading, Agua Chinon, and a portion of the Wildlife Corridor</td>
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<td>Reimbursable budget for Schematic Design contract</td>
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<td>Preview Park design and construction documents</td>
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<td>Priority Program Feasibility Studies</td>
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<td>Project Implementation Work Program</td>
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As previously noted, the Program Manager primarily submits invoices for the review of work performed by the Design Studio. Should the Design Studio not complete the work programs outlined above within the contract period, the Program Manager will not be billing for or using the enhanced budget amount.
ALTERNATIVES CONSIDERED:

1. The Council could provide no additional funding for the Program Manager. In this case, Corporation staff would be charged with oversight of the additional work programs outlined above. This alternative is inconsistent with the City Council’s previous direction. This alternative will delay the completion of Schematic Design as the staff will need additional time to review the various work products. In addition, staff lacks the specific expertise required to review certain components of the Schematic Design; and, therefore, consultants would need to be retained.

2. The Council could direct that the Design Studio complete these work programs without oversight by the Program Manager. As peer review is the typical manner in which design oversight is conducted and provides the City with the best assurance of receiving the high quality product that is in conformance with the contract, staff does not recommend this alternative.

FINANCIAL IMPACT:

The additional work programs directed by the City Council as conditions of approval of the 70% review submittal as well as the expanded scope of the Design Studio’s overall contract were not anticipated; and, therefore, were not included in the current FY 2008-2009 budget. In order to manage the expanded scope of work adequately, a budget adjustment to the Program Manager’s contract in an amount not to exceed $1,955,090 is required.

CONCLUSION:

At the 70% Major Milestone Review, the City Council issued a Notice of Approval and Authorization to Proceed, subject to conditions. In order to ensure that the conditions of approval are met, and that the Orange County Great Park receives a schematic design that conforms to the contract and to industry standards, additional support is needed from the Program Manager which necessitates an expansion in the scope of services. The Program Manager will also provide needed staff support to complete the Priority Program Feasibility studies and the Project Implementation Work Program approved by the Great Park Board of Directors.

Staff is therefore recommending that the Program Manager’s (Bovis Lend Lease) scope of work be expanded to include a more active role in support of completing the design review of Schematic Design for the Great Park and the additional works programs outlined above.

Staff further recommends that the City Council approve of an increase to the FY 2008-2009 budget for the Program Manager in the amount of $1,955,090 to complete the enhanced scope of work. The Program Manager will ensure that the contract deliverables are being completed in accordance with the adopted scopes of work and
that the final product achieves the vision for the Great Park as presented by the Great Park Design Studio.

Report prepared by: Glen Worthington, Manager of Planning and Environmental Services

Report reviewed by: Colleen Clark, Deputy Chief Executive Officer/CFO

Attachments:

Attachment 1: Program Management Services for FY 2008/09
Attachment 2: Budget Adjustment Request Form
1. **OCTA Coordination**

**DESCRIPTION:**
The scope includes, but not limited to, performing feasibility documents technical reviews, monitoring the design schedule, coordination with Great Park Design Studio, OCTA, City's Public Works Department and Lennar's Staff, reviewing invoices, facilitating meetings, providing document control, and reporting.

| TOTAL BUDGET | $ |

2. **Water Quality and Environmental Issues (Groundwater Monitoring & Extraction Wells)**

**DESCRIPTION:**
The scope consists of providing technical support to comply with the Municipal Storm Water NPDES Permit. The scope includes, but not limited to, gathering and reporting the City's construction activities undertaken during the past reporting year as well as coordination on the Nitrogen and Selenium Management Program (NSMP), the State General Construction Permit, and other proposed regulatory changes that have the potential to impact Great Park development activities.

| TOTAL BUDGET | $88,749 |

3. **Operations Support and Navy Liaison**

**DESCRIPTION:**
The scope consists of providing support to the planning, engineering and operations divisions of the Great Park Corporation. The scope includes, but not limited to, providing program liaison between the Great Park Corporation and the Navy, Federal EPA, FAA, California DTSC, California DHS, RWQCB, County of Orange, Heritage Fields, Irvine Redevelopment Authority, City of Irvine Departments, AIG Environmental Insurance Company, utility owners, coordinating preservation of structural and non-structural elements within the public and private land at the Great Park, performing feasibility analysis for use of existing structures, representing OCGPC at all the Navy El Toro Reuse Forum meetings, coordinate common El Toro environmental issues between OCGPC, Heritage Fields and the Navy, work closely with the RDS, OCFA and the City of Irvine Building Department to obtain Temporary Certificates of Occupancies for the facilities located on OCGPC Property that will be utilized to produce revenue during the interim period at the Great Park, preparing report to the City's Risk Management Department to meet requirements of the environmental insurance policy, coordinating the environmental insurance Coverage "K" policy with Lennar, and liaison with the Navy.

| TOTAL BUDGET | $325,722 |

4. **Phasing & Invoice Preparation**

**DESCRIPTION:**
The scope consists of providing support to staff and working in the capacity as an extension of Great Park Staff. The scope includes, but not limited to, reviewing schedules and phasing plans prepared by Lennar and the Great Park Design Studio, prepares PM Team Billings to the client, technical document reviews and reporting, special assignments, preparation of feasibility studies and general Program Management Team Administration.

| TOTAL BUDGET | $92,786.00 |
5. **Meeting Attendance**

**DESCRIPTION:**
The scope consists of providing support to staff and working in the capacity as an extension of Great Park staff. The scope includes, but is not limited to, providing meeting coverage for staff, attend meetings with Lennar and outside agencies, organize and attend general Program Management Coordination meetings.

| TOTAL BUDGET | $483,126 |

6. **Schematic Design Review**

**DESCRIPTION:**
The scope consists of providing third party review and design oversight of deliverables prepared by the Great Park Design Studio. The scope includes reviewing and commenting on the 70%, 97%, and 100% milestone deliverables for Schematic Design.

| TOTAL BUDGET | $771,348 |

7. **Program Management Coordination**

**DESCRIPTION:**
The scope consists of providing third party review and design oversight of deliverables prepared by the Great Park Design Studio. The scope includes reviewing and providing comments on Construction Documents on 97% and 100% milestone deliverables for Schematic Design, for the Wildlife Corridor, Agua Chinnon and Park Mass Grading and general administration, reviewing the Project Management Plan (PMP) and the Schedule of Values, reviewing Design Studio Contract 1 Close Out documents and provide general administration.

| TOTAL BUDGET | $273,855 |

8. **Earned Value Schedule/Monthly Billing Review**

**DESCRIPTION:**
The scope consists of providing third party review and design oversight of deliverables prepared by the Great Park Design Studio. The scope includes providing support for reviewing Design Studio invoices, supporting deliverables and evaluating percent complete on Design Studio Earned Value Schedule and Monthly Billing.

| TOTAL BUDGET | $577,742 |

9. **PM Team Meetings & Workshops**

**DESCRIPTION:**
The scope consists of providing third party review and design oversight of deliverables prepared by the Great Park Design Studio. The scope includes attending Design Studio over-the-shoulder meetings and workshops, relaunching of Green Team, Coordination with Heritage fields and other agencies, and general administration.

| TOTAL BUDGET | $128,901 |
10. Construction Management

DESCRIPTION:
The scope consists of mobilization of staff and facilities perform all Construction Management and Closeout services in accordance with fully executed contract dated March 23, 2006. The scope includes, but not limited to, maintain an action-ready staff at the site to respond under management, coordinate the work of the Contractor, managing the request for information and change orders, coordinating City of Irvine code compliance, inspection and material testing, coordinating and managing a waste recycling program, reviewing and approving the construction schedule and schedule of value, reviewing contractor pay requests, performing site observation and reviewing and enforcing a site safety plan providing document control, and reporting, inspecting punch list items, evaluating change orders, finalizing as-built drawings, coordinating the transfer of maintenance manuals, filing the Notice of Completion with the County and Regional Water Quality Board and approving final payment, oversight of liens and stop notices clearance and submitting any related documents to the City of Irvine for project archiving.

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Released Budget for the End of November  $ 1,731,267
Additional Funds Needed  $ 1,955,090
CITY OF IRVINE

BUDGET ADJUSTMENT REQUEST FORM

Department: Great Park
Requestor: Mike Ellzey

Finance Comm. Date: January 5, 2009
City Council Date: January 13, 2009

Approval Level (see Approval Matrix):
Type: 3  Level: 4

Reason Code: 0019 OCGPC Adjustment

Explanation for Request:
Funding for Expansion of Scope of Work for Bovis Lend Lease (Program Manager)

Approvals:
Department Approval
Budget Office Approval
Fiscal Services Approval
City Manager Approval

Description: Funding for expanded Program Manager Scope

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Page Total 7,210,628.00  1,955,090.00

ATTACHMENT 2