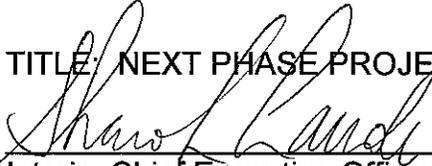


# REQUEST FOR BOARD ACTION



BOARD MEETING DATE: AUGUST 7, 2008

TITLE: NEXT PHASE PROJECT IMPLEMENTATION WORK PROGRAM

  
Interim Chief Executive Officer

## **RECOMMENDED ACTION:**

1. Adopt the Next Phase Project Implementation Work Program for the Great Park. This work plan represents a negotiated schedule and scope of work designed to inform the completion of the schematic design and initiate tasks necessary to advance development in the Orange County Great Park in 2009.

The proposed Work Program for the Great Park consists of the following tasks:

A. Priority Program Feasibility Studies – (Approved)  
(These next level of Priority Program Feasibility Studies were approved by the Board of Directors on June 19, 2008)

- i. Agricultural and Food
- ii. Art and Culture
- iii. Aviation/Fire Museum
- iv. Visitor Center
- v. Cultural Terrace
- vi. Sports Park
- vii. Center for Community Organizations\*
- viii. Demonstration Garden\*
- ix. Water Science Park\*
- x. Amphitheatre\*
- xi. Botanical Garden\*
- xii. Library\*
- xiii. Multi-Cultural Center\*
- xiv. National Archives\*

*\* These feasibility studies will proceed subject to identification of potential funding partners*

B. Priority Program Feasibility Studies – (Proposed)

- i. Military Memorial
- ii. Cemetery

- C. Construction Feasibility Study for a Structured Parking Program
  - D. Evaluation of the Existing Policy and Regulatory Framework for Advancement of OCGP Development and Entitlement
  - E. Initial Design Review of Realigned Wildlife Corridor
  - F. Design Review of Realigned "Edge Conditions" at Lifelong Learning District
  - G. Interim Use Planning – Access, Infrastructure and Revenue Opportunities
  - H. Agricultural Development Planning
  - I. Site Preparation in Support of Park Development
2. Direct staff to negotiate and execute change orders to the Design Studio contract as appropriate and necessary to implement the Next Phase Project Implementation Work Program.
  3. Recommend that the City Council approve a budget adjustment in the amount of \$1,877,500 to complete tasks (B) through (I) in the work program, and authorize the Chief Executive Officer to negotiate the scopes of work and execute change orders to the Schematic Design contract not-to-exceed \$1,877,500.

**EXECUTIVE SUMMARY:**

The next phase Project Implementation Work Program has been designed to leverage the work effort anticipated over the next six to eight months to maximize the opportunity for the Design Studio and the Corporation to fully inform and coordinate a completed schematic design for the Great Park. The work plan will augment and integrate into the remaining schematic design process (1) the scope of effort included in the proposed and approved feasibility studies, and (2) the tasks associated with refining the approved conceptual development phasing plan, as a means to informing a coordinated planning effort through to a completed schematic design for the Great Park.

As the Corporation and Design Studio continue to progress through schematic design for the Great Park, it is essential that a work program be designed and carried forward which integrates approved program planning into the balance of the schematic design effort, and brings into focus considerations and variables essential to informing a completed schematic design. During the next six to eight months – by which time it is expected that schematic design will be complete - it will be important to begin in earnest

the scope of work in the proposed and approved feasibility studies and begin the tasks identified which are important to further defining the planning and development strategies necessary to phasing the development of the Great Park. Essential to any work plan for the Corporation over the next several months will be a closely coordinated effort in support of the early development of the Heritage Fields' Lifelong Learning District.

The Work Program presented herein identifies a draft scope and proposed not-to-exceed fee for nine new tasks – as well as the approved next phase of Program Feasibility Studies - deemed by the Corporation and Design Studio to be valuable to an informed completed schematic design for the Great Park.

**STATEMENT OF THE ISSUE:**

On July 24, 2007, the City Council of the City of Irvine authorized the execution of a contract with the Great Park Design Studio to develop the Schematic Design for the Orange County Great Park, and to develop permit-ready documents for the mass grading of the entire site, the construction of the Upper Wildlife Corridor, and the construction of the Agua Chinon.

The design work is based on the Master Plan approved by the Planning Commission on August 2, 2007. Schematic Design is defined in the contract as the design representing approximately thirty percent (30%) of the final design that establishes the general scope and conceptual design for the Great Park, which identifies the improvements and construction anticipated for the project with sufficient detail so that a clear direction for subsequent phases can be determined.

On December 13, 2007, the Board reviewed the Great Park Design Studio's 30% Major Milestone Review submittal, which was recommended to the City Council for approval and issuance of a Notice of Approval and Authorization to Proceed. At the 30% Major Milestone Review, the Design Studio represented that the Schematic Design was consistent with the City-approved Great Park Master Plan and that none of the refinements in the design at that point rose to the point of re-approval of the Master Plan.

At its meeting on June 19, 2008, the Great Park Board of Directors approved 15 "Priority Program Feasibility Studies" for advancement to the next level of analysis. The development of these studies over the next six to eight months will directly complement the work being done by the Design Studio as it progresses through to completion of schematic design.

Also at its meeting on June 19<sup>th</sup>, the Board of Directors approved a conceptual development phasing plan for the Great Park that focuses on the Sports Park, the

Bosque and Trabuco Gate, Fields and Orchard Parking, and then the Cultural Terrace as the proposed sequence of bringing forward the Great Park.

On August 7, 2008, the Board will receive and review the Design Studio's 70% Major Milestone Review submittal, which will provide the Corporation with a "snapshot" of the Great Park project approximately two-thirds of the way through schematic design.

The proposed next phase Project Implementation Work Plan has been designed to prioritize tasks included in or directly associated with the work being done by the Design Studio in completing the schematic design for the Great Park. The completion of the next level of feasibility studies and the nine new tasks included in the work program will be particularly valuable to ensuring an improved, more comprehensive and better coordinated design process. The proposal to undertake these programs in coordination with the processing of the 70% Major Milestone Review is calculated to assist the balance of the schematic design process by clarifying and informing a number of key design opportunities over the final one third of the schematic design process.

The components of the Work Program are listed below. To the extent the next level of "Priority Program Feasibility Studies" were approved by the board at its June 2008 meeting, each program is listed below; however, detailed descriptions of these feasibility studies are not again being provided with this report. Detailed task descriptions are provided below for all proposed new tasks in the work program.

**Priority Program Feasibility Studies (Approved)**

*(As approved by the Great Park Corporation Board on June 19, 2008)*

- i. Agricultural and Food
- ii. Art and Culture
- iii. Aviation/Fire Museum
- iv. Visitor Center
- v. Cultural Terrace
- vi. Sports Park
- vii. Center for Community Organizations\*
- viii. Demonstration Garden\*
- ix. Water Science Park\*
- x. Amphitheatre\*
- xi. Botanical Garden\*
- xii. Library\*
- xiii. Multi-Cultural Center\*
- xiv. National Archives\*

*\* These feasibility studies will proceed subject to identification of potential funding partners*

## **Priority Program Feasibility Studies (Proposed)**

### **i. Military Memorial**

The GPDS will conduct a feasibility study for a Military Memorial as directed by the OCGP Board of Directors. The feasibility study will provide a program conceptualization through gathering, analyzing/evaluating information on land use and environmental issues, sponsorship interests and models, potential economic support, financing and funding availability and sources, site selection and compatibility with other programs, infrastructure, access and parking and operational characteristics. The GPDS will evaluate the program concept in relation to compatibility with Program Selection Guiding Principles and public benefit. The following outline represents the topics to be covered in the feasibility study:

- A description of the Proposed Program concept
- An analysis of the Proposed Program's compatibility with the approved guiding principles/values and public benefit
- An overview of the result of interviews, meetings and workshops with supporting interest groups
- A basic analysis of building and land use needs to support the Proposed Program including issues related to the Great Park FEIR, the Great Park Master Plan and zoning, as well as Proposed Program potential location, scope and size
- A basic overview of the available information on public/private partnerships and funding concepts including sponsorship model(s) and potential economic support
- An overview of comparable programs and facilities, and
- A Scope of Work and budget for the next level feasibility analysis

### **ii. Cemetery**

The GPDS will conduct a feasibility study for a Cemetery as directed by the OCGP Board of Directors. The feasibility study will provide a program conceptualization through gathering, analyzing/evaluating information on land use and environmental issues, sponsorship interests and models, potential economic support, financing and funding availability and sources, site selection and compatibility with other programs, infrastructure, access and parking and operational characteristics. The GPDS will evaluate the program concept in relation to compatibility with Program Selection Guiding Principles and public benefit. The following outline represents the topics to be covered in the feasibility study:

- A description of the Proposed Program concept
- An analysis of the Proposed Program's compatibility with the approved guiding principles/values and public benefit
- An overview of the result of interviews, meetings and workshops with supporting interest groups
- A basic analysis of building and land use needs to support the Proposed Program including issues related to the Great Park FEIR, the Great Park Master Plan and zoning, as well as Proposed Program potential location, scope and size
- A basic overview of the available information on public/private partnerships and funding concepts including sponsorship model(s) and potential economic support
- An overview of comparable programs and facilities, and
- A Scope of Work and budget for the next level feasibility analysis

### **Construction Feasibility Study for a Structured Parking Program**

Provide professional services to perform feasibility studies for the project. In order to plan parking and Recreational Vehicle (RV) storage appropriately, the Orange County Great Park Corporation will need to fully understand the demand associated with adjacent Great Park program offerings, the best way to satisfy the determined demand, (location, size and opportunities for efficiencies, configuration), and the financial realities associated with the various possible parking solutions.

Conduct a comprehensive parking demand analysis, parking alternatives analysis and parking financial analysis at select locations throughout the Great Park. This includes design program and site analysis, site plan studies and coordination meetings and presentations. Studies would include location constraints, researching underground wet and dry utilities, conceptual grading studies and geotechnical research and recommendations based on existing gathered field data.

These locations are limited to the Trabuco Entry, the Sports Park and the Cultural Terrace. Study the continuation of the RV parking program relative to other Great Park objectives.

Final deliverable will be in a form of a comprehensive report and recommendations that will be presented to the Board of Directors to assist them in making a well educated decision.

## **Evaluation of the Existing Policy and Regulatory Framework for Advancement of OCGP Development and Entitlement**

### Objective

The objective of this proposed work effort is to 1) Assess and establish General Plan policies and implementing actions and the current level of zoning/CEQA requirements applicable to the development of the Great Park; 2) Prepare a Project Description for the Great Park that reflects the Project as depicted in the current 70% Schematic Design, all approved Park Programs, and Priority Programs approved by the OCGP Board of Directors for further study and/or consideration; 3) Evaluate the Project based on the existing regulatory constraints and identify desired revisions, amendments and clarifications to policies and regulations to allow the implementation of the Project.

### Scope of Services

The GPDS will review the existing policy and regulatory documents pertaining to Planning Areas 30 and 51 with respect to the development of land uses and infrastructure improvements for the Great Park; evaluate the Project vis-à-vis the existing policy and regulatory framework and the environmental documentation; recommend revisions, amendments and clarifications to the existing policy and regulatory framework and environmental documentation; identify required steps and actions necessary to effectuate the recommended revisions, amendments and clarifications; and identify a processing schedule.

The effort will include review and evaluation of the City's General Plan and Zoning Ordinance including applicable development standards, land use regulations, PA 30 and PA 51 zoning provisions, General Plan intensity standards as they relate to development within Great Park properties, criteria for infrastructure development and improvements, existing policies and/or regulations that govern development within the Great Park, and issues related to the 2003 OCGP FEIR and addenda. Specifically, the work effort will include:

- Review and evaluation of existing regulatory and policy documents
- Preparation of a Project Description that represents the project as depicted in the current 70% Schematic Design, all approved Park Programs, and Priority Programs (at Level 1 and 2)
- Identification of regulatory issues relative to potential future development plans (Project)

- Review and evaluation of existing approvals and policies related to the infrastructure improvements
- Review and evaluation of issues related to 2003 FEIR/Subsequent Addenda
- Formulation of a Work Program to address the identified issues
- Preparation of a Timeline/Schedule/Budget for completion of the Work Program
- Presentation of findings & recommendations to OCGP Board of Directors in November 2008

**Wildlife Corridor Lennar Realignment Design “Initial” Review**  
*Technical Overview for the Wildlife Corridor Realignment Impact*

Based upon the latest input from Heritage Fields, the location of the Wildlife Corridor (WLC) is being proposed for revision. The new location is shown in the attached Exhibit “A.” This new alignment needs to be analyzed to determine its feasibility and impacts to our current design. This request is for analyzing the WLC impact on the design concept, environmental impact, ecological functionality, engineering design in terms of grading hydrology and hydraulics, wet and dry utilities.

At the conclusion of this analysis, it will be necessary to update the Schematic Design and Mass Grading plans to show the new location of the Wildlife Corridor. Along with the redesign, the new design will be reviewed for compliance with the Park Master Plan, and make updates to the Master Plan where needed.

1. Schematic Grading Design – Initial Review

Review Grading elements of Heritage Fields proposed realignment of the Wildlife Corridor. Includes review of infiltration features, proposed crossings, golf course interface, low flow channel, preliminary grading, earthwork, trail layouts.

2. Wildlife Corridor Schematic Drainage Design

Review Drainage elements of Heritage Fields proposed realignment of the Wildlife Corridor. Review will include drop structures, LIFOC avoidance, golf course interface, roadway crossing facilities, and preliminary Borrego Channel return flows.

### **Life Long Learning District Edge Conditions – Redesign**

Review the proposed Heritage Fields Lifelong Learning District revised grading edge conditions and compare it with the OCGP Mass Grading design along our common property boundary lines. Coordinate with Hunsaker and Associates, attend meetings and provide input on grading alternative provided by HA and impacts to the OCGP grading design.

As appropriate, recommend consolidation and modification of park design to client. Upon client approval of recommended modifications, review and revise general architectural design and layout to reflect new conditions. Design review and revisions will include lighting design coordination.

Revise existing grading design to match final agreed upon design, as approved by the OCGP. Review geotechnical design impact; revise report to reflect new conditions. Revise local hydrology and hydraulics maps and reports; revise erosion control plans and WQMP documents. Revise wet and dry utility plans.

### **Interim Use Planning – Access, Infrastructure and Revenue Opportunities**

#### Level 1

Based on current phasing strategies and development schedule, determine & map most probable interim use areas. Meet with staff and existing stakeholders (as needed) to review current uses and requirements. This effort will include Ken Smith Landscape Architect (KSLA), Fuscoe Engineering and Gafcon as prime consultants representing the Design Studio.

Deliverables: Attend and respond to meetings as required, estimated at eight meetings over a two-month period in this level. Provide map plan view to corporation staff identifying approximate term of use for existing hardscape and buildings, considering current uses and required site access.

#### Level 2

Based on Level 1 recommendations and additional development of potential uses, prepare designs and plans to implement needed infrastructure and use options. Identify new potential uses and stakeholders. Meet with staff, Redevelopment Agency, public safety, Navy, and stakeholders to determine use requirements and options. Review existing infrastructure capabilities and restrictions. Determine what infrastructure requires: protection in place, repair or modification, or new temporary implementation. Where new temporary implementation is recommended, study and recommend options to maximize reuse for new permanent systems. This effort will add: LSA (traffic &

parking), Dudek (agricultural @ horticultural), Butsko (electrical), and other sub consultants as needed. This work is quoted as "time & materials" and governed by terms and conditions of existing contract.

Deliverables: Attend and respond to meetings as required, estimated at 16 over a 4 month period in this level. Provide map level master plan to corporation staff identifying uses, access, and infrastructure requirements. Develop engineering specifications as needed to implement infrastructure requirements. Develop engineering specifications as needed to implement t infrastructure reuse & protection, and new temporary utilities and access ways.

Construction Administration is estimated at a minimum effort, as the total scope of actual construction work has not been determined at this time.

### **Agricultural Development Planning**

Bi-weekly meetings with design staff and corporation to plan and discuss design priorities, construction schedules, specific park features programs, events and financial conditions.

Design Review meetings with Corporation, Gafcon and specialized consultants to provide a constructive design review process for all Park planning elements relating to landscape, irrigation, natural resources, agriculture and soil remediation.

Food & Agriculture Working Group: Continue coordinating stakeholder meetings including food banks and written communication with working group; report to Corporation and Design Studio key feedback points for Preview Farm and other agricultural operations.

Tree Acquisition/Preservation Management: Oversee the Park tree salvaging irrigation and box plan; work with Corporation and Design Studio to initiate tree boxing plan developed during previous schematic design stage.

SCE Tree Contribution Management: Continue to work with SCE to improve and implement the SCE tree contribution plan, resulting to benefit both entities. This will require re-crafting the Plan and negotiating a practical tree program.

Field & Meadows: Advise Design Studio on farm design and operational issues for Park areas designated for food crops.

Tree Holding Yard Development and Maintenance Specifications: Develop tree holding yard specifications, growing and maintenance plan; assist in identifying contractors to maintain the facility.

**Agua Chinon Plant Material Specifications and Nursery Grower Coordination:** With the design team, identify appropriate plants, develop planting specifications, and develop the plant material acquisition program.

**Wildlife Corridor Plant Material Specifications and Nursery Grower:** With design team, identify appropriate plants, develop planting specifications, and develop the plant material acquisition program.

**Educational Workshops and Field Trips:** Lead three workshops and two field trips pertaining to Park feature design, development and operations. Workshops and field trips will be geared for Board, Corporation and design staff. The purpose of the program is for participants to gain insights, ideas and resources for park planning, public participation and operational issues.

**Work with soil and irrigation consultants** to insure practical approaches are instituted for all irrigation and soil remediation work. Meet with consultants prior to work to define scope and reporting procedures.

**Corporation Special Requests to Support Landscape, Irrigation and Farming:** This can include revising landscape maintenance specifications, inspecting plant material and landscape elements, recommending maintenance contractors to bid on specific projects. Tasks will be defined by Corporation memo prior to commencing work.

**Interim Farming:** Work with Design Studio and Corporation defining interim farm land sites. Identify constraints and opportunities. Survey farming interest with local farmers, develop schedule and operational plans and lease terms.

**Water Conservation and Water Quality Grant Proposals:** Work with Design Studio's grant consultant identifying Park projects eligible for grant funding; write project descriptions to pre-qualify projects for grant proposals.

**Municipal Water Agency Coordination to Achieve Water Incentive Programs:** Meet with IRWD, MWDOC, and MWD to seek grant and water conservation or related incentive programs.

## **Site Preparation in Support of Park Development -**

### **A. Site Demolition Permitting Documents and Protocol Plans**

To prepare necessary permitting documents and protocol plans for demolition and removal of building foundations, hard services (asphalt and concrete), and old utilities that are located within the (1,140 acres) of the Orange County Great Park Project in the City of Irvine, excluding the runways and other structures that are being demolished by

Heritage Fields. Obtain permits and perform necessary sampling for testing of the excavated foundation and hard surface material and backfill soils, for proper handling and disposal during construction. The Great Park Design Studio scope of work and the associated fee estimates are presented below:

1. Site Demolition Plans

Create fifty (50) scale site demolition plans for the demolition and removal of all surface features including building foundations.

2. Site Demolition Hydrology Report

Create a hydrology report to address the land features and storm water runoff patterns once demolition is completed.

3. Existing OCGP Utilities Removal or Abandonment

Review all known records for existing utilities within the OCGP boundary.

4. Coordinate with Adjacent Property Owners

Coordinate with Heritage Fields on disposition, existing uses and planning of utilities across properties.

5. Research and Review of Latest Documents

Research and review the latest LIFOC documents for the former base focusing on the buildings and utilities located within the Great Park property.

6. Update Health and Safety Plans

Health and Safety Plans will be prepared according to OSHA, Title 29, Code of Federal Regulations (CFR) 1910.38 and 29 CFR 1910.120, based on updating of the existing health and safety plans.

7. Update Protocol Plans and Prepare Hazardous Material Reports

Update existing protocol plans that outline procedures for construction workers/field foremen to follow when encountering unknown hazardous material during demolition, as specified in the Final EIR Mitigation Measure HH5.

8. Collect Soil Samples from Foundation Material and Backfill Soils

Collect shall soil samples and perform analytical work on the foundation soils and foundation material, from the buildings located within the LIFOC areas, based on existing RI/FS soil sampling plans.

9. Project Management and Agency Coordination

Perform project management and coordination with the OCGP, the City of Irvine, the Navy, Lennar, and other agencies to successfully execute the above tasks.

10. Existing OCGP Utilities Removal or Abandonment on Potholing Services

This proposal assumes fifty (50) pot holes by safe probe method.

11. Dry Utilities Plan & Coordination

Research existing site dry utilities and contact service providers.

12. Collect Soil Samples from Foundation Material & Backfill Soils

Analytical testing and laboratory work for the collected soil samples.

**B. Demolition and Stockpile In and Adjacent to the Preview Park –  
Permitting Documents and Protocol Plans**

To prepare necessary permitting documents and protocol plans for demolition and removal of building foundations, hard surfaces (asphalt and concrete), and runways shown in the attached Exhibit A. Obtain permits and perform necessary sampling for testing of the excavated foundation and hard surface material, for proper handling and disposal during construction. The Fuscoe Engineering scope of work and the associated fee estimated are presented below:

Site Demolition, Stockpile Plans and Erosion Control

Create 50 scale site demolition plans for the demolition and removal of all surface features including building foundations, existing sewer, water, gas drainage, and electrical utility removals, caps and/or relocations, and erosion control.

Mitigation Measure Compliance per City of Irvine Demo Permit Requirements

Complete Solid Waste Evaluation and provide evidence of all Mitigation Measure compliance.

### OCFA Approvals

Submit Demo Plans to OCFA for approval of adequate fire protection, water flow and emergency access.

### Amended SWPPP & WQMP

Prepare an amended Storm Water Pollution Prevention Plans (SWPPP) per Ste Water Resources Control Board guidelines for demolition area.

### Design Phase Coordination

Perform design phase project coordination, such as cost estimates; meeting attendance; coordination with design team, Lennar and consultants; and payment authorization reviews.

### Construction Phase Coordination

Perform Construction phase design support, such as meeting attendance with Lennar and consultants.

### Research and Review of Latest Documents

Research and review the latest LIFOC documents for the former base.

### Update Health and Safety Plan

Health and Safety Plan will be prepared according to OSHA, Title 29, Code of Federal Regulations (CFR) 1910.38 and 29 CFR 1910.120, based on updating of the existing health and safety plan.

### Update Protocol Plan and Prepare Hazardous Material Reports

Update existing protocol plan that outlines procedures for construction workers/field foremen to follow when encountering unknown hazardous material during demolition, as specified in the Final EIR Mitigation Measure HH5.

### Collect Soil Samples from Foundation Material

Collect shallow soil samples and perform analytical work on the foundation soils and foundation material, from the buildings located within the LIFOC areas, based on existing RI/FS soil sampling plan.

Prepare Draft Project Environmental Review Form (PERF)

Prepare a site specific Project Environmental Review Form (PERF) document for demolition area around Preview Park area.

Soil Sampling, Lab Work and Report

Perform soil sampling testing in a laboratory.

**C. Architectural Observation/Coordination; Phase 1A, 1B, 2 & 3 Building Demolition (43 Buildings)**

Provide site observation and recommendations affecting the deconstruction, preservation, and reuse of materials defined in the current Phase 1A, 1B, 2, and 3 building demolition. Advise corporation on routing, storage and disposal of equipment and materials. Attend and respond to site meetings, hosted by the program manager and construction manager. Said observation is based on a maximum of 43 buildings over a six month period. This work is quoted as "time & materials" and governed by terms and conditions of existing contract.

**FISCAL IMPACT**

The Next Phase Project Implementation Work Program has been organized to initiate a variety of tasks important to a coordinated development phasing program and an informed schematic design.

Two tasks, the Priority Program Feasibility Studies (\$1,817,000) and the Site Preparation in Support of Park Development (\$785,434) are included in the Work Program, but are not the subject of a request for budget adjustment. The budget adjustment for the Feasibility Studies was approved by the City Council on July 22, 2008. The Site Preparation task is included in the approved Great Park Corporation CIP budget for FY09. Therefore, these two programs will have no fiscal impact.

Nine (9) new tasks are being recommended for a budget adjustment. Staff recommends approval of these nine new tasks in the Work Program, with an associated aggregate budget adjustment in an amount not to exceed \$1,877,500.

Report Prepared by: Mike Ellzey, Deputy CEO  
Orange County Great Park Corporation

Attachments:

A: List of Tasks Included in the Next Phase Project Implementation Work Program

B. Budget Adjustment Request Form