



# CITY MANAGER'S REPORT

## UTILITIES DEPARTMENT

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**DATE:** October 16, 2018

**TO:** Ed Lavallee, ICMA-CM, MPA, City Manager

**FROM:** Javier A. Vargas, MPA, Utilities Director

**SUBJECT:** **Improvements to the City of Venice Water Treatment Plant Campus**

### **Background and Scope of Work:**

In 2014, a report was prepared by King Engineering, Inc. to study potential building upgrades to the existing Utility Campus facades to meet the Venetian Theme District architectural requirements. Although the Utility Campus is located just outside the Venetian Themed District along Venice Avenue and bordered by Legacy Park, compliance with these architectural requirements would provide a contribution of architectural unity and enhance the gateway to the entrance of the City.

This proposed project includes exterior renovations to the Water Treatment Facility including Buildings A, B, C, and High Service Pump Building [HSPB], with the focus on architectural features that are based on the Northern Italian Renaissance. The addition of pre-cast columns, friezes, window elements, and trim, will provide significant aesthetic improvements to the existing structures. The proposed barrel tiled roofs will also augment the design and add height and mass to each structure. The installation of new impact doors and windows will compliment and beautify, while adding strength and hardening of the buildings.

In early 2015, the City of Venice issued a Request for Proposals [RFP] for Architectural Services, Fawley-Bryant was ranked the highest and selected to complete detailed design documents, provide bidding assistance and limited construction administration services for the exterior improvements of the Buildings A, B, C and the HSPB. Once the design of the façade was completed, the City bid the project in October 2016. Only one bid was received from Magnum Builders at \$4.4M. Construction Manager at Risk services were then sought to accomplish the improvements and a second RFP was issued in February of 2017. Magnum Builders was ranked the highest and selected from the proposals. A Pre-Construction Services Contract was approved by Council on September 2017 with a Guaranteed Maximum Price [GMP] or Not-to-Exceed Price as the goal to proceed with construction.

### **Benefits:**

This project offers the following benefits:

- The roofs on buildings A & B both need to be replaced. Upgraded buildings will increase wind loading for better severe weather protection.
- Enhances security of the Water Treatment Facility and the protection of public health.

- Improvements to fencing for the campus are needed, with relocated cameras and lighting.
- The project is LEED friendly and we will become more energy efficient.
- The project is consistent with the Northern Italian Renaissance architectural style.
- The project improves the architectural integrity that physically expresses Venice.
- The project insures compatibility with the visual character of Venice and potential redevelopment of the Seaboard area.