



STAFF REPORT
2/22/2023

TO: Honorable Mayor and City Council Members

FROM: Cástulo Estrada, Utilities Manager

SUBJECT: Authorize the City Manager to Execute a Professional Services Agreement with Dokken Engineering for the Grapefruit/Airport Boulevard Crossing Water Transmission Main Project for the amount of \$413,028.00

STAFF RECOMMENDATION:

Approve and authorize the City Manager to execute a Professional Services Agreement with Dokken Engineering for the Grapefruit/Airport Boulevard Crossing Water Transmission Main Project for \$413,028.00

BACKGROUND:

The Project is generally located on Grapefruit Blvd between Ave 54 and Palm Street and a section, which crosses the Union Pacific Railroad, the Whitewater River and other private property north of Airport Blvd and a portion on Airport Blvd between the Whitewater River and Desert Cactus Dr.

The proposed scope of work includes the environmental clearance, right of way acquisition, and preparation of plans, specifications, and engineer's estimate for the construction of a watermain to be carried on Grapefruit Blvd and Airport Blvd between Ave 54 and Desert Cactus Dr.

The project will be broken into two phases; the first phase is from Avenue 54 to Palm Drive and the second phase from Palm Drive to Desert Cactus Drive. The project will be designed to comply with City of Coachella, County of Riverside, Caltrans and FHWA standards.

- Phase 1: Estimated planning costs \$150,605.00
- Phase 2: Estimated planning costs \$262,423.00

DISCUSSION:

On June 28, 2022 after having issued a Request for Proposals the Coachella Valley Water District approved and authorized the execution of a Professional Services Agreement with Dokken Engineering for the planning of a project that includes a similar crossing along the Union Pacific Railroad, the Whitewater River and other private property.

It is extremely critical for the City of Coachella and its Utilities to make this crossing as well and provide strategic infrastructure investment and management as the City continues to develop east of the Whitewater River.

It is the recommendation of staff to award a Professional Services Agreement to Dokken Engineering to ensure that a City owned water pipeline is constructed in conjunction with the CVWD crossing.

Dokken Engineering has already completed several preliminary tasks that present a cost savings reflected in the cost proposal. These include the following:

- Dokken has already discussed the project alignment with property owners and received feedback regarding pipeline location. Having this working relationship with property owners will benefit the City and reduce the effort of multiple consultants talking with property owners.
- ROW acquisition can be accomplished concurrent with CVWD. Appraisals and right of way acquisition can be done concurrent, ultimately saving the City money. The property owner will only need to deal with one consultant.
- A UPRR Utility License is required to cross the UPRR tracks. Dokken will be working with UPRR for the CVWD crossing, adding the City crossing to the UPRR submittals is minor in nature as the discussions/submittals with UPRR will already be underway.
- Dokken has vetted out the alignment under the Coachella Stormwater Channel. The City line can run parallel to the CVWD line and initial alignment work is not needed.
- Easements for the City line will be required under the Coachella Stormwater Channel. Dokken is working directly with CVWD and can coordinate with CVWD staff to obtain these easements in an expedited manner.
- Geotechnical investigations have already been conducted for the CVWD line (for the section that crosses UPRR and the channel), these investigations can be used for the City line and no additional borings will be required for the City line.
- Utility potholing will be conducted for the CVWD line (for the section that crosses UPRR and the channel), these potholes can be used for the City line and no additional potholes will be required for the City line.
- A Section 1602 Lake and Streambed Alteration Agreement is required for the CVWD line. Dokken is already preparing this permit application for CVWD and adding the City to the agreement is not an added cost and City would not have to get this permit separately.

It is also important to note that this project including the crossing along the Union Pacific Railroad and the Whitewater River is required in order to serve water to the proposed Coachella Airport

Business Park development which proposes approximately 624,150 square feet of commercial and industrial buildings on 42.69 acres. Initial conversations have taken place between the developer's representatives and the City and have discussed the cost sharing responsibilities of this project which will be further defined in the future through an agreement.

FISCAL IMPACT:

This project was not included in the 2022-23 CIP Budget. An appropriation of \$413,028 from fund 177 is required. Funds are available from the Water Connection reserves.

ATTACHMENTS:

1. Coachella Scope and Fee Proposal
2. City of Coachella Watermain Project Overview Exhibit
3. PSA Template