



AGENDA STAFF REPORT

ASR Control 20-000972

MEETING DATE: 12/15/20
LEGAL ENTITY TAKING ACTION: Board of Supervisors
BOARD OF SUPERVISORS DISTRICT(S): 2
SUBMITTING AGENCY/DEPARTMENT: John Wayne Airport (Approved)
DEPARTMENT CONTACT PERSON(S): Barry A. Rondinella (949) 252-5183
 Dave Shuter (949) 252-5270

SUBJECT: Approve Architect-Engineer Consultant Services Contract with Landrum & Brown

CEO CONCUR
Concur

COUNTY COUNSEL REVIEW
Approved Agreement to Form

CLERK OF THE BOARD
Discussion
3 Votes Board Majority

Budgeted: Yes

Current Year Cost: \$102,930

Annual Cost:
FY 2021-22 \$75,000
FY 2022-23 \$25,000

Staffing Impact: No

of Positions:

Sole Source: Yes

Current Fiscal Year Revenue: N/A

Funding Source: Airport Operating Fund 280:100% **County Audit in last 3 years:** No

Prior Board Action: 11/03/2020 #22, 09/15/2020 #S21A, 06/25/2019 #45, 09/27/2016 #28

RECOMMENDED ACTION(S):

1. Find that the subject activity is not a project within the meaning of the CEQA Section 15378 and is therefore not subject to review under CEQA.
2. Authorize the County Procurement Officer, or authorized Deputy, to execute an Architect-Engineer Consultant Services Sole Source Contract with Landrum & Brown Incorporated for National Environmental Policy Act document preparation for the John Wayne Airport General Aviation Improvement Program, in an amount not to exceed \$202,930, effective January 1, 2021, through December 31, 2023, renewable for two additional one-year terms.

SUMMARY:

Approval of an Architect-Engineer Consultant Services Sole Source Contract will allow Landrum & Brown Incorporated to provide National Environmental Policy Act document preparation for the John Wayne Airport General Aviation Improvement Program.

BACKGROUND INFORMATION:

In 2015, John Wayne Airport (JWA) began a process to evaluate and plan for the future needs of the General Aviation (GA) community at JWA through a comprehensive General Aviation Improvement Program (GAIP). Several factors led to the proposed comprehensive update of GA facilities including, but

not limited to: (1) introduction of new aircraft into, and other changes within, the GA fleet; (2) the advanced age of some of JWA's GA structures and the resultant need for improvements; (3) the need to ensure compliance with Federal Aviation Administration (FAA) requirements related to the proximity of buildings to taxiways and runways; and (4) five of six key GA-related leases were expiring or near expiration.

On September 27, 2016, the Board of Supervisors (Board) approved the selection of two firms to work on the GAIP. Landrum & Brown Incorporated (Landrum & Brown) was selected to provide Architect-Engineer (A-E) services for the GAIP California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) document preparation. The other firm selected was AECOM to provide A-E services for the GAIP Preliminary Engineering.

The original A-E Agreement with Landrum & Brown was for two years in the amount of \$723,110, effective September 27, 2016, through December 31, 2018. The scope of work included preparation of environmental documents for compliance with CEQA, project coordination, environmental strategy development, data collection analysis and the preparation of environmental documents in accordance with the NEPA, FAA Order 5050.4B, NEPA Implementing Instructions of Airport Actions and FAA Order 1050.1F, Environmental Impacts: Policies and Procedures.

The development of the Final Program Environmental Impact Report (PEIR) was a lengthy process that included technical and environmental analysis, scoping meetings, public distribution of the document for review and comment and responses to comments and public meetings. JWA issued four contract modifications to the Landrum & Brown A-E Agreement. On March 28, 2018, JWA authorized a 365-day extension to the Landrum & Brown A-E Agreement, which included a contract amount increase of \$76,990 for technical analysis refinements related to noise, air quality and construction traffic. A second contract amount increase was approved on July 16, 2018, in an amount of \$22,880, to conduct additional air quality and greenhouse gas emissions modeling. A third contract amount increase was approved on February 28, 2019, in an amount of \$70,650, to prepare responses to comments received on the Draft PEIR. A fourth and final modification was issued on August 24, 2019, by JWA, which authorized a second 365-day contract extension and a contract amount increase of \$37,705. This modification was necessary to account for project schedule delays related to the EIR process, deferrals of the release of the Request for Proposals (RFP) for Fixed Based Operators (FBO) (the RFP) and the issuance of several addenda to the RFP. These issues have been resolved and JWA does not anticipate additional delays related to these items. The four modifications brought Landrum & Brown's A-E Agreement cumulative total contract amount to \$931,335 and the contract expires December 31, 2020.

As part of its scope of work for compliance with CEQA, Landrum & Brown completed the PEIR 627 for the JWA GAIP. On June 25, 2019, the Board certified the Final PEIR and approved two Full-Service FBOs (one Eastside and one Westside) and one Limited-Service FBO.

On September 15, 2020, the Board awarded the lease for the Full-Service FBO for the Northeast Parcel to Aviation Consultants Inc. dba ACI Jet and awarded the lease for the Full-Service FBO for the Northwest Parcel to Clay Lacy Aviation, Inc. The Limited-Service FBO lease was awarded to Jay's Aircraft Maintenance, Inc. on November 3, 2020. Now that the leases have been awarded, the NEPA documentation for the GAIP can commence.

Landrum & Brown's existing A-E Agreement contains tasks to prepare environmental documents in accordance with the FAA's NEPA requirements. However, this A-E Agreement will expire on December 30, 2020, leaving inadequate time to prepare the NEPA documentation and coordination through the

FAA. Therefore, JWA seeks Board approval to award an A-E Consultant Services Sole Source Contract to Landrum & Brown to complete the work.

Sole Source Justification

The proposed contract is a sole source contract and a completed Sole Source Request Form is attached to this Agenda Staff Report as Attachment B.

JWA has exceptional past experience working directly with Landrum & Brown. Additionally, Landrum & Brown has obtained numerous federal and state environmental approvals for airports across the country and has worked extensively with the FAA on previous NEPA projects that will be a significant asset for the County when developing NEPA strategy.

The proposed A-E Consultant Services Sole Source Contract work requires the preparation of environmental documents in accordance with the NEPA, FAA Order 5050.4B, NEPA Implementing Instructions of Airport Actions and FAA Order 1050.1F, Environmental Impacts: Policies and Procedures. The NEPA work was originally envisioned in the existing Landrum & Brown A-E Agreement and portions of the technical analyses for the CEQA documentation were performed by Landrum & Brown that can be used as a basis for the NEPA analysis.

Landrum & Brown is well versed in the requirements of FAA Orders 5050.4B and 1050.1F that guide the preparation of airport environmental documents under the Council on Environmental Quality's regulations implementing NEPA.

Landrum & Brown has a clear understanding of airfield and aircraft operations at JWA. Their experience, familiarity and knowledge of JWA make them a valuable team to complete the NEPA documentation for the JWA GAIP.

The proposed team has extensive experience preparing environmental documents for aviation projects at JWA and at airports throughout the country.

Landrum & Brown has prepared multiple CEQA and NEPA documents specifically for GA facilities at airports where commercial and GA aircraft operate at the same facility. Landrum & Brown has demonstrated a superior and thorough understanding of the JWA GAIP and has a team in place with significant expertise in NEPA work, as well as team members with technical specialties such as noise, air quality and traffic. Thus, Landrum & Brown already possesses direct and appropriate experience in providing environmental documentation for JWA's GAIP, and conducting a solicitation will only serve to increase costs and cause delays in providing the A-E consultant services required for NEPA compliance. In consideration of Landrum and Brown's past experience, working relationship with JWA staff, background with FAA on previous NEPA projects and familiarization with the GAIP, it is clear that Landrum & Brown is best suited to carry out the NEPA process for the JWA GAIP.

Landrum & Brown's performance has been confirmed as at least satisfactory. JWA has verified that there are no concerns that must be addressed with respect to the Contractor's ownership/name, litigation status or conflicts with County interests.

The proposed contract does not currently include subcontractors or pass through to other providers. See Attachment C for the Contract Summary Form.

Compliance with CEQA: This action is not a project within the meaning of CEQA Guidelines Section 15378 and is therefore not subject to CEQA, since it does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. The approval of this agenda item does not commit the County to a definite course of action regarding a project, since the proposed project involves the approval of a Sole Source Agreement. This proposed activity is therefore not subject to CEQA. Any individual, specific work authorized pursuant to this contract will be reviewed for compliance with CEQA.

FINANCIAL IMPACT:

Appropriations for the contract are included in the FY 2020-21 Budget for Airport Operating Fund 280 and will be included in the budgeting process for future years.

The contract contains language allowing JWA to terminate the contract without penalty for cause or after 30-day written notice without cause.

STAFFING IMPACT:

N/A

ATTACHMENT(S):

- Attachment A - Contract with Landrum & Brown Incorporated (MA-280-21010971)
- Attachment B - Sole Source Request Form
- Attachment C - Contract Summary Form
- Attachment D - Federal Aviation Administration Order 5050.4B and 1050.1F

**CONTRACT
MA-280-21010971**

FOR

**GENERAL AVIATION IMPROVEMENT PROGRAM
NEPA DOCUMENT PREPARATION**

BETWEEN

COUNTY OF ORANGE, JOHN WAYNE AIRPORT

AND

LANDRUM & BROWN INCORPORATED

**JOHN WAYNE AIRPORT
ORANGE COUNTY**





**CONTRACT MA-280-21010791
WITH
LANDRUM & BROWN INCORPORATED
FOR
GENERAL AVIATION IMPROVEMENT PROGRAM
NEPA DOCUMENT PREPARATION**

This Contract MA-280-21010791 for General Aviation Improvement Program NEPA Document Preparation (“Contract”) is made between the County of Orange, a political subdivision of the State of California, through its department John Wayne Airport (“County” or “JWA”), and **Landrum & Brown Incorporated**, with a place of business at 11279 Cornell Park Drive, Blue Ash, OH 45242 (“Contractor”), which are sometimes individually referred to as a “Party” or collectively referred to as the “Parties.”

ATTACHMENTS

This Contract is comprised of this document and the following Attachments, which are attached and hereto and incorporated by reference in this Contract:

Attachment A – Scope of Work

Attachment B – Payment/Compensation

Attachment C – Contractor Security Agreement

RECITALS

WHEREAS, County and Contractor are entering into this Contract for General Aviation Improvement Program NEPA Document Preparation, under a firm-fixed-fee Contract; and

WHEREAS, Contractor agrees to provide General Aviation Improvement Program NEPA Document Preparation to the County as further set forth in the Scope of Work, attached hereto as Attachment A; and,

WHEREAS, County agrees to pay Contractor based on the schedule of fees set forth in Payment/Compensation, attached hereto as Attachment B; and,

WHEREAS, the County Board of Supervisors has authorized the Deputy Purchasing Agent or designee to enter into a Contract for General Aviation Improvement Program NEPA Document Preparation; and,

NOW THEREFORE, the Parties mutually agree as follows:

ARTICLES

General Terms and Conditions

A. Governing Law and Venue

This Contract has been negotiated and executed in the state of California and shall be governed by and construed under the laws of the state of California. In the event of any legal action to enforce or interpret this Contract, the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California, and the parties hereto agree to and do hereby submit to the jurisdiction of such court, notwithstanding Code of Civil Procedure Section 394. Furthermore, the parties specifically agree to waive any and all rights to request that an action be transferred for adjudication to another county.

B. Entire Contract

This Contract contains the entire Contract between the parties with respect to the matters herein, and there



are no restrictions, promises, warranties or undertakings other than those set forth herein or referred to herein. No exceptions, alternatives, substitutes or revisions are valid or binding on County unless authorized by County in writing. Electronic acceptance of any additional terms, conditions or supplemental Contracts by any County employee or agent, including but not limited to installers of software, shall not be valid or binding on County unless accepted in writing by County's Purchasing Agent or designee.

C. Amendments

No alteration or variation of the terms of this Contract shall be valid unless made in writing and signed by the parties; no oral understanding or agreement not incorporated herein shall be binding on either of the parties; and no exceptions, alternatives, substitutes or revisions are valid or binding on County unless authorized by County in writing.

D. Taxes

Unless otherwise provided herein or by law, price quoted does not include California state sales or use tax. Out-of-state Contractors shall indicate California Board of Equalization permit number and sales permit number on invoices, if California sales tax is added and collectable. If no permit numbers are shown, sales tax will be deducted from payment. The Auditor-Controller will then pay use tax directly to the State of California in lieu of payment of sales tax to the Contractor.

E. Delivery

Time of delivery of goods or services is of the essence in this Contract. County reserves the right to refuse any goods or services and to cancel all or any part of the goods not conforming to applicable specifications, drawings, samples or descriptions or services that do not conform to the prescribed statement of work. Acceptance of any part of the order for goods shall not bind County to accept future shipments nor deprive it of the right to return goods already accepted at Contractor's expense. Over shipments and under shipments of goods shall be only as agreed to in writing by County. Delivery shall not be deemed to be complete until all goods or services have actually been received and accepted in writing by County.

F. Acceptance/Payment

Unless otherwise agreed to in writing by County, 1) acceptance shall not be deemed complete unless in writing and until all the goods/services have actually been received, inspected, and tested to the satisfaction of County, and 2) payment shall be made in arrears after satisfactory acceptance.

G. Warranty

Contractor expressly warrants that the goods covered by this Contract are 1) free of liens or encumbrances, 2) merchantable and good for the ordinary purposes for which they are used, and 3) fit for the particular purpose for which they are intended. Acceptance of this order shall constitute an agreement upon Contractor's part to indemnify, defend and hold County and its indemnities as identified in paragraph "Z" below, and as more fully described in paragraph "Z," harmless from liability, loss, damage and expense, including reasonable counsel fees, incurred or sustained by County by reason of the failure of the goods/services to conform to such warranties, faulty work performance, negligent or unlawful acts, and non-compliance with any applicable state or federal codes, ordinances, orders, or statutes, including the Occupational Safety and Health Act (OSHA) and the California Industrial Safety Act. Such remedies shall be in addition to any other remedies provided by law.

H. Patent/Copyright Materials/Proprietary Infringement

Unless otherwise expressly provided in this Contract, Contractor shall be solely responsible for clearing the right to use any patented or copyrighted materials in the performance of this Contract. Contractor warrants that any software as modified through services provided hereunder will not infringe upon or violate any patent, proprietary right, or trade secret right of any third party. Contractor agrees that, in accordance with the more specific requirement contained in paragraph "Z" below, it shall indemnify, defend and hold County and County Indemnitees harmless from any and all such claims and be responsible for payment of all costs, damages, penalties and expenses related to or arising from such claim(s), including, costs and expenses but not including attorney's fees.



I. Assignment

The terms, covenants, and conditions contained herein shall apply to and bind the heirs, successors, executors, administrators and assigns of the parties. Furthermore, neither the performance of this Contract nor any portion thereof may be assigned by Contractor without the express written consent of County. Any attempt by Contractor to assign the performance or any portion thereof of this Contract without the express written consent of County shall be invalid and shall constitute a breach of this Contract.

J. Non-Discrimination

In the performance of this Contract, Contractor agrees that it will comply with the requirements of Section 1735 of the California Labor Code and not engage nor permit any subcontractors to engage in discrimination in employment of persons because of the race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, or sex of such persons. Contractor acknowledges that a violation of this provision shall subject Contractor to penalties pursuant to Section 1741 of the California Labor Code.

K. Termination

In addition to any other remedies or rights it may have by law, County has the right to immediately terminate this Contract without penalty for cause or after 30 days' written notice without cause, unless otherwise specified. Cause shall be defined as any material breach of contract, any misrepresentation or fraud on the part of the Contractor. Exercise by County of its right to terminate the Contract shall relieve County of all further obligation.

L. Consent to Breach Not Waiver

No term or provision of this Contract shall be deemed waived and no breach excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. Any consent by any party to, or waiver of, a breach by the other, whether express or implied, shall not constitute consent to, waiver of, or excuse for any other different or subsequent breach.

M. Independent Contractor

Contractor shall be considered an independent contractor and neither Contractor, its employees, nor anyone working under Contractor shall be considered an agent or an employee of County. Neither Contractor, its employees nor anyone working under Contractor shall qualify for workers' compensation or other fringe benefits of any kind through County.

N. Performance Warranty

Contractor shall warrant all work under this Contract, taking necessary steps and precautions to perform the work to County's satisfaction. Contractor shall be responsible for the professional quality, technical assurance, timely completion and coordination of all documentation and other goods/services furnished by the Contractor under this Contract. Contractor shall perform all work diligently, carefully, and in a good and workmanlike manner; shall furnish all necessary labor, supervision, machinery, equipment, materials, and supplies, shall at its sole expense obtain and maintain all permits and licenses required by public authorities, including those of County required in its governmental capacity, in connection with performance of the work. If permitted to subcontract, Contractor shall be fully responsible for all work performed by subcontractors.

O. Insurance Requirements

Prior to the provision of services under this contract, the A-E agrees to purchase all required insurance at A-E's expense and to deposit with the County Certificates of Insurance, including all endorsements required herein, necessary to satisfy the County that the insurance provisions of this contract have been complied with and to keep such insurance coverage and the certificates therefore on deposit with the County during the entire term of this contract. The County reserves the right to request the declarations page showing all endorsements and a certified copy of the policy. In addition, all sub-consultants performing work on behalf of A-E pursuant to this contract shall obtain insurance subject to the same terms and conditions as set forth herein for A-E.



A-E shall ensure that all sub-consultants performing work on its behalf, pursuant to this agreement, shall be covered under A-E's insurance as an Additional Insured or maintain insurance subject to the same terms and conditions as set forth herein for A-E. A-E shall not allow sub-consultants to work if sub-consultants have less than the level of coverage required by County from A-E under this agreement. It is the obligation of A-E to provide notice of the insurance requirements to every sub-consultant and to receive proof of insurance prior to allowing any sub-consultants to begin work. Such proof of insurance must be maintained by A-E through the entirety of this agreement for inspection by County representative(s) at any reasonable time.

All self-insured retentions (SIRs) shall be clearly stated on the Certificate of Insurance. Any self-insured retention (SIR) in an amount in excess of Fifty Thousand Dollars (\$50,000) shall specifically be approved by the County's Risk Manager, or designee, upon review of A-E's current audited financial report. If A-E's SIR is approved, A-E, in addition to, and without limitation of, any other indemnity provision(s) in this Agreement, agrees to all of the following:

- 1) In addition to the duty to indemnify and hold the County harmless against any and all liability, claim, demand or suit resulting from A-E's, its agents, employee's or subcontractor's performance of this Agreement, A-E shall defend the County at its sole cost and expense with counsel approved by Board of Supervisors against same; and
- 2) A-E's duty to defend, as stated above, shall be absolute and irrespective of any duty to indemnify or hold harmless; and
- 3) The provisions of California Civil Code Section 2860 shall apply to any and all actions to which the duty to defend stated above applies, and the A-E's SIR provision shall be interpreted as though the A-E was an insurer and the County was the insured.

If the A-E fails to maintain insurance acceptable to the County for the full term of this contract, the County may terminate this contract.

Qualified Insurer

The policy or policies of insurance must be issued by an insurer with a minimum rating of A- (Secure A.M. Best's Rating) and VIII (Financial Size Category as determined by the most current edition of the **Best's Key Rating Guide/Property-Casualty/United States or ambest.com**). It is preferred, but not mandatory, that the insurer be licensed to do business in the state of California (California Admitted Carrier).

If the insurance carrier does not have an A.M. Best rating of A-/VIII, the CEO/Office of Risk Management retains the right to approve or reject a carrier after a review of the company's performance and financial ratings.

The policy or policies of insurance maintained by the A-E shall provide the minimum limits and coverage as set forth below:

<u>Coverage</u>	<u>Minimum Limits</u>
Commercial General Liability	\$1,000,000 per occurrence/ \$2,000,000 aggregate
Automobile Liability including coverage for owned, non-owned and hired vehicles	\$1,000,000 per occurrence



Workers' Compensation	Statutory
Employers' Liability Insurance	\$1,000,000 per occurrence
Professional Liability Insurance	\$1,000,000 per claims made or occurrence \$2,000,000 aggregate

Required Coverage Forms

The Commercial General Liability coverage shall be written on Insurance Services Office (ISO) form CG 00 01, or a substitute form providing liability coverage as broad.

The Business Auto Liability coverage shall be written on ISO form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing liability coverage as broad.

Required Endorsements

The Commercial General policy shall contain the following endorsements, which shall accompany the Certificate of Insurance:

- 1) An Additional Insured endorsement using ISO form CG 2010 or CG 2033 or a form at least as broad naming the *County of Orange, its elected and appointed officials, officers, employees and agents* as Additional Insureds, or provide blanket coverage which shall state **AS REQUIRED BY WRITTEN AGREEMENT**.
- 2) A primary non-contributing endorsement using ISO form CG 20 01 0413, or a form at least as broad evidencing that A-E's insurance is primary and any insurance or self-insurance maintained by the County of Orange shall be excess and non-contributing.

The Workers' Compensation policy shall contain a waiver of subrogation endorsement waiving all rights of subrogation against *the County of Orange, its elected and appointed officials, officers, employees and agents*, or provide blanket coverage which shall state **AS REQUIRED BY WRITTEN AGREEMENT**.

All insurance policies required by this Agreement shall waive all rights of subrogation against the County of Orange, its elected and appointed officials, officers, employees and agents when acting within the scope of their appointment or employment.

A-E shall notify County in writing within thirty (30) days of any policy cancellation and ten (10) days for non-payment of premium and provide a copy of the cancellation notice to County. Failure to provide written notice of cancellation may constitute a material breach of the contract, upon which the County may suspend or terminate this Contract.

If A-E's Professional Liability policy is a "claims made" policy, A-E shall agree to maintain Professional Liability coverage for Two (2) years following completion of contract.

The Commercial General Liability policy shall contain a severability of interests clause (standard in the ISO CG 001 policy).

Insurance certificates should be forwarded to the agency/department address listed on the solicitation. If the A-E fails to provide the insurance certificates and endorsements within seven (7) days of notification by Project Manager or the agency/department Facilities Division, award may be made to the next qualified vendor.



County expressly retains the right to require A-E to increase or decrease insurance of any of the above insurance types throughout the term of this Contract. Any increase or decrease in insurance will be as deemed by County of Orange Risk Manager as appropriate to adequately protect County.

County shall notify A-E in writing of changes in the insurance requirements. If A-E does not deposit copies of acceptable certificates of insurance and endorsements with County incorporating such changes within thirty (30) days of receipt of such notice, this Contract may be in breach without further notice to A-E, and County shall be entitled to all legal remedies.

The procuring of such required policy or policies of insurance shall not be construed to limit A-E's liability hereunder or to fulfill the indemnification provisions and requirements of this Contract, nor act in any way to reduce the policy coverage and limits available from the insurer.

P. Changes

Contractor shall make no changes in the work or perform any additional work without the County's specific written approval.

Q. Change of Ownership/Name, Litigation Status, Conflicts with County Interests

Contractor agrees that if there is a change or transfer in ownership of Contractor's business prior to completion of this Contract, and the County agrees to an assignment of the Contract, the new owners shall be required under the terms of sale or other instruments of transfer to assume Contractor's duties and obligations contained in this Contract and complete them to the satisfaction of the County.

County reserves the right to immediately terminate the Contract in the event the County determines that the assignee is not qualified or is otherwise unacceptable to the County for the provision of services under the Contract.

In addition, Contractor has the duty to notify the County in writing of any change in the Contractor's status with respect to name changes that do not require an assignment of the Contract. The Contractor is also obligated to notify the County in writing if the Contractor becomes a party to any litigation against the County, or a party to litigation that may reasonably affect the Contractor's performance under the Contract, as well as any potential conflicts of interest between Contractor and County that may arise prior to or during the period of Contract performance. While Contractor will be required to provide this information without prompting from the County any time there is a change in Contractor's name, conflict of interest or litigation status, Contractor must also provide an update to the County of its status in these areas whenever requested by the County.

The Contractor shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with County interests. In addition to the Contractor, this obligation shall apply to the Contractor's employees, agents, and subcontractors associated with the provision of goods and services provided under this Contract. The Contractor's efforts shall include, but not be limited to establishing rules and procedures preventing its employees, agents, and subcontractors from providing or offering gifts, entertainment, payments, loans or other considerations which could be deemed to influence or appear to influence County staff or elected officers in the performance of their duties.

R. Force Majeure

Contractor shall not be assessed with liquidated damages or unsatisfactory performance penalties during any delay beyond the time named for the performance of this Contract caused by any act of God, war, civil disorder, employment strike or other cause beyond its reasonable control, provided Contractor gives written notice of the cause of the delay to County within 36 hours of the start of the delay and Contractor avails himself of any available remedies.



S. Confidentiality

Contractor agrees to maintain the confidentiality of all County and County-related records and information pursuant to all statutory laws relating to privacy and confidentiality that currently exist or exist at any time during the term of this Contract. All such records and information shall be considered confidential and kept confidential by Contractor and Contractor's staff, agents and employees.

T. Compliance with Laws

Contractor represents and warrants that services to be provided under this Contract shall fully comply, at Contractor's expense, with all standards, laws, statutes, restrictions, ordinances, requirements, and regulations (collectively "laws"), including, but not limited to those issued by County in its governmental capacity and all other laws applicable to the services at the time services are provided to and accepted by County. Contractor acknowledges that County is relying on Contractor to ensure such compliance, and pursuant to the requirements of paragraph "Z" below, Contractor agrees that it shall defend, indemnify and hold County and County INDEMNITEES harmless from all liability, damages, costs and expenses arising from or related to a violation of such laws.

U. Intentionally Left Blank

V. Severability

If any term, covenant, condition or provision of this Contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

W. Attorney Fees

In any action or proceeding to enforce or interpret any provision of this Contract, each party shall bear their own attorney's fees, costs and expenses.

X. Interpretation

This Contract has been negotiated at arm's length and between persons sophisticated and knowledgeable in the matters dealt with in this Contract. In addition, each party had been represented by experienced and knowledgeable independent legal counsel of their own choosing or has knowingly declined to seek such counsel despite being encouraged and given the opportunity to do so. Each party further acknowledges that they have not been influenced to any extent whatsoever in executing this Contract by any other party hereto or by any person representing them, or both. Accordingly, any rule or law (including California Civil Code Section 1654) or legal decision that would require interpretation of any ambiguities in this Contract against the party that has drafted it is not applicable and is waived. The provisions of this Contract shall be interpreted in a reasonable manner to effect the purpose of the parties and this Contract.

Y. Employee Eligibility Verification

The Contractor warrants that it fully complies with all Federal and State statutes and regulations regarding the employment of aliens and others and that all its employees performing work under this Contract meet the citizenship or alien status requirement set forth in Federal statutes and regulations. The Contractor shall obtain, from all employees performing work hereunder, all verification and other documentation of employment eligibility status required by Federal or State statutes and regulations including, but not limited to, the Immigration Reform and Control Act of 1986, 8 U.S.C. §1324 et seq., as they currently exist and as they may be hereafter amended. The Contractor shall retain all such documentation for all covered employees for the period prescribed by the law. The Contractor shall indemnify, defend with counsel approved in writing by County, and hold harmless, the County, its agents, officers, and employees from employer sanctions and any other liability which may be assessed against the Contractor or the County or both in connection with any alleged violation of any Federal or State statutes or regulations pertaining to the eligibility for employment of any persons performing work under this Contract.



Z. Indemnification

Contractor agrees to indemnify, defend with counsel approved in writing by County, and hold County, its elected and appointed officials, officers, employees, agents and those special districts and agencies which County's Board of Supervisors acts as the governing Board ("County Indemnitees") harmless from any claims, demands or liability of any kind or nature, including but not limited to personal injury or property damage, arising from or related to the services, products or other performance provided by Contractor pursuant to this Contract. If judgment is entered against Contractor and County by a court of competent jurisdiction because of the concurrent active negligence of County or County Indemnitees, Contractor and County agree that liability will be apportioned as determined by the court. Neither party shall request a jury apportionment.

AA. Audits/Inspections

Contractor agrees to permit the County's Auditor-Controller or the Auditor-Controller's authorized representative (including auditors from a private auditing firm hired by the County) access during normal working hours to all books, accounts, records, reports, files, financial records, supporting documentation, including payroll and accounts payable/receivable records, and other papers or property of Contractor for the purpose of auditing or inspecting any aspect of performance under this Contract. The inspection and/or audit will be confined to those matters connected with the performance of the Contract including, but not limited to, the costs of administering the Contract. The County will provide reasonable notice of such an audit or inspection.

The County reserves the right to audit and verify the Contractor's records before final payment is made. Contractor agrees to maintain such records for possible audit for a minimum of three years after final payment, unless a longer period of records retention is stipulated under this Contract or by law. Contractor agrees to allow interviews of any employees or others who might reasonably have information related to such records. Further, Contractor agrees to include a similar right to the County to audit records and interview staff of any subcontractor related to performance of this Contract. Should the Contractor cease to exist as a legal entity, the Contractor's records pertaining to this agreement shall be forwarded to the County's project manager.

BB. Contingency of Funds

Contractor acknowledges that funding or portions of funding for this Contract may be contingent upon state budget approval; receipt of funds from, and/or obligation of funds by, the state of California to County; and inclusion of sufficient funding for the services hereunder in the budget approved by County's Board of Supervisors for each fiscal year covered by this Contract. If such approval, funding or appropriations are not forthcoming, or are otherwise limited, County may immediately terminate or modify this Contract without penalty.

CC. Expenditure Limit

The Contractor shall notify the County of Orange assigned Deputy Purchasing Agent in writing when the expenditures against the Contract reach 75 percent of the dollar limit on the Contract. The County will not be responsible for any expenditure overruns and will not pay for work exceeding the dollar limit on the Contract unless a change order to cover those costs has been issued.

Additional Terms and Conditions

1. Scope of Contract

This Contract specifies the contractual terms and conditions by which the County will procure General Aviation Improvement Program NEPA Document Preparation from Contractor as further detailed in the Scope of Work, identified and incorporated herein by this reference as "Attachment A."



2. Term of Contract

The initial term of this Contract shall be effective January 1, 2021, through December 31, 2023, upon execution of all necessary signatures, unless otherwise terminated by County. This Contract may be renewed as set forth in paragraph below.

3. Renewal

This Contract may be renewed by mutual written agreement of both Parties for two (2) additional one (1) year terms. The County does not have to give reason if it elects not to renew. Renewal periods may be subject to approval by the County of Orange Board of Supervisors.

4. Contract Amount Not to Exceed

Contract Amount not to exceed **\$202,930.00**.

5. Adjustments – Scope of Work

No adjustments made to the Scope of Work will be authorized without the prior written approval of the County assigned Deputy Purchasing Agent.

6. Amendments - Changes/Extra Work

The Contractor shall make no changes to this Contract without the County's written consent. In the event that there are new or unforeseen requirements, the County with the Contractor's concurrence has the discretion to request official changes at any time without changing the intent of this Contract.

If County-initiated changes or changes in laws or government regulations affect price, the Contractor's ability to deliver services, or the project schedule, the Contractor shall give the County written notice no later than seven calendar days from the date the law or regulation went into effect or the date the change was proposed by the County and the Contractor was notified of the change. Such changes shall be agreed to in writing and incorporated into a Contract amendment. Said amendment shall be issued by the County assigned Deputy Purchasing Agent, shall require the mutual consent of all parties, and may be subject to approval by the County Board of Supervisors. Nothing herein shall prohibit the Contractor from proceeding with the work as set forth in this Contract.

7. Americans with Disabilities Act (ADA)

Section 504 of the Rehabilitation Act of 1973 as amended; Title VI and VII of the Civil Rights Act of 1964 as amended; Americans with Disabilities Act, 42 USC 12101; California Code of Regulations, Title 2, Title 22: California Government Code, Sections 11135, et seq; and other federal and state laws and executive orders prohibit discrimination. All programs, activities, employment opportunities, and services must be made available to all persons, including persons with disabilities.

8. Bills and Liens

Contractor shall pay promptly all indebtedness for labor, materials and equipment used in performance of the work. Contractor shall not permit any lien or charge to attach to the work or the premises, but if any does so attach, Contractor shall promptly procure its release and, in accordance with the requirements of paragraph "Z" above, indemnify, defend, and hold County harmless and be responsible for payment of all costs, damages, penalties and expenses related to or arising from or related thereto.

9. Breach of Contract

The failure of the Contractor to comply with any of the provisions, covenants or conditions of this Contract shall be a material breach of this Contract. In such event the County may, and in addition to any other remedies available at law, in equity, or otherwise specified in this Contract:

- a. Terminate the Contract immediately, pursuant to Section K herein;
- b. Afford the Contractor written notice of the breach and ten (10) calendar days or such shorter time that may be specified in this Contract within which to cure the breach;



- c. Discontinue payment to the Contactor for and during the period in which the Contractor is in breach; and
- d. Offset against any monies billed by the Contractor but yet unpaid by the County those monies disallowed pursuant to the above.

10. Civil Rights

Contractor attests that services provided shall be in accordance with the provisions of Title VI and Title VII of the Civil Rights Act of 1964, as amended, Section 504 of the Rehabilitation Act of 1973, as amended; the Age Discrimination Act of 1975 as amended; Title II of the Americans with Disabilities Act of 1990, and other applicable State and federal laws and regulations prohibiting discrimination on the basis of race, color, national origin, ethnic group identification, age, religion, marital status, sex or disability.

11. Conditions Affecting Work

The Contractor shall be responsible for taking all steps reasonably necessary to ascertain the nature and location of the work to be performed under this Contract and to know the general conditions which can affect the work or the cost thereof. Any failure by the Contractor to do so will not relieve Contractor from responsibility for successfully performing the work without additional cost to the County. The County assumes no responsibility for any understanding or representations concerning the nature, location(s) or general conditions made by any of its officers or agents prior to the execution of this Contract, unless such understanding or representations by the County are expressly stated in the Contract.

12. Conflict of Interest – Contractor’s Personnel

The Contractor shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with the best interests of the County. This obligation shall apply to the Contractor; the Contractor’s employees, agents, and subcontractors associated with accomplishing work and services hereunder. The Contractor’s efforts shall include, but not be limited to establishing precautions to prevent its employees, agents, and subcontractors from providing or offering gifts, entertainment, payments, loans or other considerations which could be deemed to influence or appear to influence County staff or elected officers from acting in the best interests of the County.

13. Conflict of Interest – County Personnel

The County of Orange Board of Supervisors policy prohibits its employees from engaging in activities involving a conflict of interest. The Contractor shall not, during the period of this Contract, employ any County employee for any purpose.

14. Construction - County Property

All fixtures, crops, trees, and other personal property of the County of Orange located at the job site which are removed in the course of the construction project remain the property of the County unless otherwise specified in the Contract between the County and the Contractor. The Contractor shall exercise reasonable care to prevent loss or damage to said property and shall deliver such property promptly to the place designed by the project manager.

15. Contractor Personnel – Reference Checks

The Contractor warrants that all persons employed to provide service under this Contract have satisfactory past work records indicating their ability to adequately perform the work under this Contract. Contractor’s employees assigned to this project must meet character standards as demonstrated by background investigation and reference checks, coordinated by the agency/department issuing this Contract.

16. Contractor Personnel – Uniforms/Badges/Identification

The Contractor warrants that all persons employed to provide service under this Contract have satisfactory past work records indicating their ability to adequately perform the work under this Contract.

All Contractor’s employees shall be required to wear uniforms, badges or other means of identification which are to be furnished by the contractor and must be worn at all times while working on County property. The assigned Deputy Purchasing Agent must be notified in writing, within seven days of notification of



award of Contract, of the uniform and/or badges and/or other identification to be worn by employees prior to beginning work and notified in writing seven days prior to any changes in this procedure.

17. Contractor's License Requirements

Contracts that include requirements for installation or state "furnish and install" require that the Contractors possess a valid California State Contractor's License at the time of contract award. If sub-contractors are used, they must also possess a valid California State Contractor's License. All businesses which construct or alter any building, highway, road, parking facility, railroad, excavation, or other structure in California must be licensed by the California State License Board (CSLB) if total cost, including labor and materials, of the project is \$300.00 or more. Failure to be licensed or to keep the license current and in good standing during the term of the contract with the County shall be grounds for contract revocation.

18. Contractor's Project Manager and Key Personnel

Contractor shall appoint a Project Manager to direct the Contractor's efforts in fulfilling Contractor's obligations under this Contract. This Project Manager shall be subject to approval by the County and shall not be changed without the written consent of the County's Project Manager, which consent shall not be unreasonably withheld.

The Contractor's Project Manager shall be assigned to this project for the duration of the Contract and shall diligently pursue all work and services to meet the project time lines. The County's Project Manager shall have the right to require the removal and replacement of the Contractor's Project Manager from providing services to the County under this Contract. The County's Project manager shall notify the Contractor in writing of such action. The Contractor shall accomplish the removal within three (3) business days after written notice by the County's Project Manager. The County's Project Manager shall review and approve the appointment of the replacement for the Contractor's Project Manager. The County is not required to provide any additional information, reason or rationale in the event it The County is not required to provide any additional information, reason or rationale in the event it requires the removal of Contractor's Project Manager from providing further services under the Contract.

19. Contractor's Records

The Contractor shall keep true and accurate accounts, records, books and data which shall correctly reflect the business transacted by the Contractor in accordance with generally accepted accounting principles. These records shall be stored in Orange County for a period of three (3) years after final payment is received from the County. Storage of records in another county will require written approval from the County of Orange assigned Deputy Purchasing Agent.

20. Cooperative Contract

The provisions and pricing of this Contract will be extended to other California local or state governmental entities. Governmental entities wishing to use this Contract will be responsible for issuing their own purchase documents/price agreements, providing for their own acceptance, and making any subsequent payments. Contractor shall be required to include in any Contract entered into with another agency or entity that is entered into as an extension of this Contract a Contract clause that will hold harmless the County of Orange from all claims, demands, actions or causes of actions of every kind resulting directly or indirectly, arising out of, or in any way connected with the use of this Contract termination. The cooperative entities are responsible for obtaining all certificates of insurance and bonds required. The Contractor is responsible for providing each cooperative entity a copy of the Contract upon request by the cooperative entity. The County of Orange makes no guarantee of usage by other users of this Contract.

The Contractor shall be required to maintain a list of the cooperative entities using this Contract. The list shall report dollar volumes spent annually and shall be provided on an annual basis to the County, at the County's request.



21. Data – Title To

All materials, documents, data or information obtained from the County data files or any County medium furnished to the Contractor in the performance of this Contract will at all times remain the property of the County. Such data or information may not be used or copied for direct or indirect use by the Contractor after completion or termination of this Contract without the express written consent of the County. All materials, documents, data or information, including copies, must be returned to the County at the end of this Contract.

22. Debarment

Contractor shall certify that neither Contractor nor its principles are presently debarred, proposed for debarment, declared ineligible or voluntarily excluded from participation in the transaction by any Federal department or agency.

23. Disputes - Contract

- A. The parties shall deal in good faith and attempt to resolve potential disputes informally. If the dispute concerning a question of fact arising under the terms of this Contract is not disposed of in a reasonable period of time by the Contractor's Project Manager and the County's Project Manager, such matter shall be brought to the attention of the County Deputy Purchasing Agent by way of the following process:
1. The Contractor shall submit to the agency/department assigned Deputy Purchasing Agent a written demand for a final decision regarding the disposition of any dispute between the parties arising under, related to, or involving this Contract, unless the County, on its own initiative, has already rendered such a final decision.
 2. The Contractor's written demand shall be fully supported by factual information, and, if such demand involves a cost adjustment to the Contract, the Contractor shall include with the demand a written statement signed by a senior official indicating that the demand is made in good faith, that the supporting data are accurate and complete, and that the amount requested accurately reflects the Contract adjustment for which the Contractor believes the County is liable.
- B. Pending the final resolution of any dispute arising under, related to, or involving this Contract, the Contractor agrees to diligently proceed with the performance of this Contract, including the delivery of goods and/or provision of services. The Contractor's failure to diligently proceed shall be considered a material breach of this Contract.

Any final decision of the County shall be expressly identified as such, shall be in writing, and shall be signed by the County Deputy Purchasing Agent or his designee. If the County fails to render a decision within 90 days after receipt of the Contractor's demand, it shall be deemed a final decision adverse to the Contractor's contentions. Nothing in this section shall be construed as affecting the County's right to terminate the Contract for cause or termination for convenience as stated in section K herein.

24. Equal Employment Opportunity

The Contractor shall comply with U.S. Executive Order 11246 entitled, "Equal Employment Opportunity" as amended by Executive Order 11375 and as supplemented in Department of Labor regulations (41 CFR, Part 60) and applicable state of California regulations as may now exist or be amended in the future. The Contractor shall not discriminate against any employee or applicant for employment on the basis of race, color, national origin, ancestry, religion, sex, marital status, political affiliation or physical or mental condition.

Regarding handicapped persons, the Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The Contractor agrees to provide equal opportunity to handicapped persons in employment or in advancement in employment or otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicaps in all employment



practices such as the following: employment, upgrading, promotions, transfers, recruitments, advertising, layoffs, terminations, rate of pay or other forms of compensation, and selection for training, including apprenticeship. The Contractor agrees to comply with the provisions of Sections 503 and 504 of the Rehabilitation Act of 1973, as amended, pertaining to prohibition of discrimination against qualified handicapped persons in all programs and/or activities as detailed in regulations signed by the Secretary of the Department of Health and Human Services effective June 3, 1977, and found in the Federal Register, Volume 42, No. 68 dated May 4, 1977, as may now exist or be amended in the future.

Regarding Americans with disabilities, Contractor agrees to comply with applicable provisions of Title 1 of the Americans with Disabilities Act enacted in 1990 as may now exist or be amended in the future.

25. Errors and Omissions

All reports, files and other documents prepared and submitted by Contractor shall be complete and shall be carefully checked by the professional(s) identified by Contractor as project manager and key personnel attached hereto, prior to submission to the County. Contractor agrees that County review is discretionary and Contractor shall not assume that the County will discover errors and/or omissions. If the County discovers any errors or omissions prior to approving Contractor's reports, files and other written documents, the reports, files or documents will be returned to Contractor for correction. Should the County or others discover errors or omissions in the reports, files or other written documents submitted by the Contractor after County approval thereof, County approval of Contractor's reports, files or documents shall not be used as a defense by Contractor in any action between the County and Contractor, and the reports, files or documents will be returned to Contractor for correction

26. Gratuities

The Contractor warrants that no gratuities, in the form of entertainment, gifts or otherwise, were offered or given by the Contractor or any agent or representative of the Contractor to any officer or employee of the County with a view toward securing the Contract or securing favorable treatment with respect to any determinations concerning the performance of the Contract. For breach or violation of this warranty, the County shall have the right to terminate the Contract, either in whole or in part, and any loss or damage sustained by the County in procuring on the open market any goods or services which the Contractor agreed to supply shall be borne and paid for by the Contractor. The rights and remedies of the County provided in the clause shall not be exclusive and are in addition to any other rights and remedies provided by law or under the Contract.

27. Headings

The various headings and numbers herein, the grouping of provisions of this Contract into separate clauses and paragraphs, and the organization hereof are for the purpose of convenience only and shall not limit or otherwise affect the meaning hereof.

28. Lobbying

On the best information and belief, Contractor certifies no federal appropriated funds have been paid or will be paid by, or on behalf of, the Contractor to any person influencing or attempting to influence an officer or employee of Congress; or an employee of a member of Congress in connection with the awarding of any federal contract, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative contract.

29. News/Information Release

The Contractor agrees that it will not issue any news releases in connection with either the award of this Contract or any subsequent amendment of or effort under this Contract without first obtaining review and written approval of said news releases from the County through the County's Project Manager.

30. Nondiscrimination – Statement of Compliance

The Contractor's signature affixed hereon and dated shall constitute a certification under penalty of perjury under the laws of the state of California that the Contractor has, unless exempted, complied with the



nondiscrimination program requirements of Government Code Section 12990 (a-f) and Title 2, California Code of Regulations, Sections 11102 and 11103.

31. Notices

Any and all notices, requests demands and other communications contemplated, called for, permitted, or required to be given hereunder shall be in writing with a copy provided to the assigned Deputy Purchasing Agent (DPA), except through the course of the parties' project managers' routine exchange of information and cooperation during the terms of the work and services. Any written communications shall be deemed to have been duly given upon actual in-person delivery, if delivery is by direct hand, or upon delivery on the actual day of receipt or no greater than four (4) calendar days after being mailed by US certified or registered mail, return receipt requested, postage prepaid, whichever occurs first. The date of mailing shall count as the first day. All communications shall be addressed to the appropriate party at the address stated herein or such other address as the parties hereto may designate by written notice from time to time in the manner aforesaid.

County: JWA/Facilities Planning & Environmental
Attention: Lea Choum
3160 Airway Avenue
Costa Mesa, CA 92626
Phone: 949-252-5123
Email: lchoum@ocair.com

cc: JWA/Procurement
Attention: Monica Rodriguez, DPA
3160 Airway Avenue
Costa Mesa, CA 92626
Phone: 949-252-5240
Email: MMRodriguez@ocair.com

Contractor: Landrum & Brown Incorporated
Attention: Sarah Potter
11279 Cornell Park Drive
Blue Ash, OH 45242
Phone: 513-530-1271
Email: spotter@landrum-brown.com

32. Order Dates

Orders may be placed during the term of the Contract even if delivery may not be made until after the term of the Contract. The Contractor must clearly identify the order date on all invoices to County and the order date must precede the expiration date of the Contract.

33. Ownership of Documents

The County has permanent ownership of all directly connected and derivative materials produced under this Contract by the Contractor. All documents, reports and other incidental or derivative work or materials furnished hereunder shall become and remain the sole property of the County and may be used by the County as it may require without additional cost to the County. None of the documents, reports and other incidental or derivative work or furnished materials shall be used by the Contractor without the express written consent of the County.

34. Precedence

The Contract documents consist of this Contract and its exhibits and attachments. In the event of a conflict between or among the Contract documents, the order of precedence shall be the provisions of the main body of this Contract, i.e., those provisions set forth in the recitals and articles of this Contract, and then the exhibits and attachments.



35. Publication

No copies of sketches, schedules, written documents, computer based data, photographs, maps or graphs, including graphic art work, resulting from performance or prepared in connection with this Contract, are to be released by Contractor and/or anyone acting under the supervision of Contractor to any person, partnership, company, corporation, or agency, without prior written approval by the County, except as necessary for the performance of the services of this Contract. All press releases, including graphic display information to be published in newspapers, magazines, etc., are to be administered only by County unless otherwise agreed to by both Parties.

36. Prevailing Wage (Labor Code §1773)

Pursuant to the provisions of Section 1773 et seq. of the California Labor Code, the Contractor shall comply with the general prevailing rates of per diem wages and the general prevailing rates for holiday and overtime wages in this locality for each craft, classification, or type of worker needed to execute this Contract. The rates are available from the Director of the Department of Industrial Relations at the following website: <http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm>. The Contractor shall post a copy of such wage rates at the job site and shall pay the adopted prevailing wage rates. The Contractor shall comply with the provisions of Sections 1775 and 1813 of the Labor Code.

37. Project Manager, County

The County shall appoint a project manager to act as liaison between the County and the Contractor during the term of this Contract. The County's project manager shall coordinate the activities of the County staff assigned to work with the Contractor.

The County's project manager shall have the right to require the removal and replacement of the Contractor's project manager and key personnel. The County's project manager shall notify the Contractor in writing of such action. The Contractor shall accomplish the removal within three (3) business days after written notice from the County's project manager. The County's project manager shall review and approve the appointment of the replacement for the Contractor's project manager and key personnel. Said approval shall not be unreasonably withheld. The County is not required to provide any additional information, reason or rationale in the event it requires the removal of Contractor's Project Manager from providing further services under the Contract.

38. Project Schedule

The services performed under this contract shall be done in accordance with the approved project schedule incorporated herein which may be revised at the option of the County with the Contractor's concurrence. The Contractor shall be responsible for schedule adherence as outlined herein.

39. Registration of Contractors

Contractors and all subcontractors must comply with the requirements of labor code section 1771.1(a), pertaining to registration of Contractors pursuant to section 1725.5. Registration and all related requirements of those sections must be maintained throughout the performance of the Contract.

40. Remedies Not Exclusive

The remedies for breach set forth in this Contract are cumulative as to one another and as to any other provided by law, rather than exclusive; and the expression of certain remedies in this Contract does not preclude resort by either party to any other remedies provided by law.

41. Reports/Meetings

The Contractor shall develop reports and any other relevant documents necessary to complete the services and requirements as set forth in this contract. The County's project manager and the Contractor's project manager will meet on reasonable notice to discuss the Contractor's performance and progress under this contract. If requested, the Contractor's project manager and other project personnel shall attend all meetings. The Contractor shall provide such information that is requested by the County for the purpose of monitoring progress under this contract.



42. Reprourement Costs

In case of Contract breach by Contractor, resulting in termination by the County, the County may procure the goods and/or services from other sources. If the cost for those goods and/or services is higher than under the terms of the existing Contract, Contractor will be responsible for paying the County the difference between the Contract cost and the price paid, and the County may deduct this cost from any unpaid balance due the Contractor. The price paid by the County shall be the prevailing market price at the time such purchase is made. This is in addition to any other remedies available under this Contract and under law.

43. Royalties

The County will not pay royalties as a result of work performed under this Contract. All written work resulting from this Contract shall be the property of the County of Orange, and any copyrights associated with that work shall belong to the County of Orange and shall be so designated on the written materials.

44. Services Contract -Follow-On Work

No person, firm, subsidiary or subcontractor of a firm that has been awarded a consulting services contract or a contract which includes a consulting component may be awarded a Contract for the performance of services, the purchase of goods or supplies, or the provision of any other related action which arises from or can reasonably be deemed an end-product of work performed under the initial consulting to consulting-related Contract.

45. State Funds - Audits

When and if state funds are used in whole or part to pay for the goods and/or services under this Contract, the Contractor agrees to allow the Contractor's financial records to be audited by auditors from the State of California, the County of Orange, or a private auditing firm hired by the State or the County. The State or County shall provide reasonable notice of such audit.

46. Stop Work

The County may, at any time, by written stop work order to the Contractor, require the Contractor to stop all or any part of the work called for by this Contract for a period of 90 days after the stop work order is delivered to the Contractor and for any further period to which the parties may agree. The stop work order shall be specifically identified as such and shall indicate it is issued under this clause. Upon receipt of the stop work order, the Contractor shall immediately comply with its terms and take all reasonable steps to minimize the incurrence of costs allocable to the work covered by the stop work order during the period of work stoppage. Within a period of 90 days after a stop work order is delivered to the Contractor or within any extension of that period to which the parties shall have agreed, the County shall either:

1. Cancel the stop work order; or
2. Terminate work covered by the stop work order as provided for in the "Default" or "Termination" clause of this Contract.

If a stop work order issued under this clause is canceled or the period of the stop work order or any extension thereof expires, the Contractor shall resume work. The County shall make an equitable adjustment in the delivery schedule, the Contract price, or both, and the Contract shall be modified in writing accordingly if:

1. The stop work order results in an increase in the time required or in the Contractor's cost properly allocable to the performance of any part of this Contract; and
2. The Contractor asserts its right to an equitable adjustment within 30 days after the end of the period of work stoppage, provided that if the County decides the facts justify the action, the County may receive and act upon a proposal submitted at any time before final payment under this Contract.

If a stop work order is not canceled and the work covered by the stop work order is terminated in accordance with the provision entitled, "Termination" the County shall allow reasonable costs resulting from the stop work order in arriving at the termination settlement.



If a stop work order is not canceled and the work covered by the stop work order is terminated for default, the County shall allow, by equitable adjustment or otherwise, reasonable costs resulting from the stop work order.

An appropriate equitable adjustment may be made in any related Contract of the Contractor that provides for adjustment and is affected by any stop work order under this clause. The County shall not be liable to the Contractor for loss of profits because of a stop work order issued under this clause.

If any provisions of this agreement are invalid under any applicable statute or rule of law, they are, to that extent, omitted, but the remainder of this agreement shall continue to be binding upon the parties hereto.

47. Subcontracting

No performance of this Contract or any portion thereof may be subcontracted by the Contractor without the express written consent of the County. Any attempt by the Contractor to subcontract any performance of this Contract without the express written consent of the County shall be invalid and shall constitute a breach of this Contract.

In the event that the Contractor is authorized by the County to subcontract, this Contract shall take precedence over the terms of the Contract between Contractor and subcontractor, and shall incorporate by reference the terms of this Contract. The County shall look to the Contractor for performance and indemnification and not deal directly with any subcontractor. All work performed by a subcontractor must meet the approval of the County of Orange.

48. Substitutions

The Contractor is required to meet all specifications and requirements contained herein. No substitutions will be accepted without prior County written approval.

49. Termination - Orderly

After receipt of a termination notice from the County of Orange, the Contractor may submit to the County a termination claim, if applicable. Such claim shall be submitted promptly, but in no event later than 60 days from the effective date of the termination, unless one or more extensions in writing are granted by the County upon written request of the Contractor. Upon termination County agrees to pay the Contractor for all services performed prior to termination which meet the requirements of the Contract, provided, however, that such compensation combined with previously paid compensation shall not exceed the total compensation set forth in the Contract. Upon termination or other expiration of this Contract, each party shall promptly return to the other party all papers, materials, and other properties of the other held by each for purposes of performance of the Contract.

50. Usage

No guarantee is given by the County to the Contractor regarding usage of this Contract. The Contractor agrees to supply services and/or commodities requested, as needed by the County of Orange, at rates/prices listed in the Contract, regardless of quantity requested.

51. Waivers - Contract



The failure of the County in any one or more instances to insist upon strict performance of any of the terms of this Contract or to exercise any option contained herein shall not be construed as a waiver or relinquishment to any extent of the right to assert or rely upon any such terms or option on any future occasion.



Signature Page

In Witness Whereof, Parties hereto have executed this Contract on the dates shown below their respective signatures below.

Landrum & Brown Incorporated*:

	Rob Adams	Executive Vice President	11/19/2020
Signature	Name	Title	Date
	Kelly Benzon	Corporate Secretary	11/19/2020
Signature	Name	Title	Date

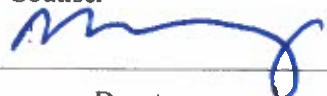
**If Contractor is a corporation, signatures of two specific corporate officers are required as further set forth:
 The first signature must be one of the following: a) Chairman of the Board; b) President; or c) any Vice President.
 The second signature must be one of the following: a) Secretary; b) Chief Financial Officer; c) any Assistant Secretary; or d) any Assistant Treasurer.
 In the alternative, a single corporate signature is acceptable when accompanied by a corporate resolution demonstrating the legal authority of the signature to bind the company.*

County Authorized Signature:

		Deputy Purchasing Agent	
Signature	Name	Title	Date

APPROVED AS TO FORM:

County Counsel

By  Deputy

Date 11-23-2020



Attachment A Scope of Work

I. Project Description

Contractor shall prepare the National Environmental Policy Act (NEPA) document(s) for the General Aviation Improvement Program at John Wayne Airport (JWA). The preparation of the NEPA will follow FAA regulations and policies for implementing NEPA, published in FAA Order 1050.1F, Environmental Impacts: Policies and Procedures, and FAA Order 5050.4B, NEPA Implementing Instructions for Airport Actions; as well as documentation necessary for all substantive environmental studies.

John Wayne Airport is the County of Orange's only commercial airport and accommodates commercial airlines, commuter and regional jets, as well as a business jet and GA community. Situated on 504 acres in Orange County, California, the Airport is bordered by the San Diego (405) Freeway on the north, the Corona del Mar (73) Freeway on the south, MacArthur Boulevard on the east, and the Costa Mesa Business Complex on the west.

The scope of work below describes the tasks to be performed by Contractor to assist the County of Orange in preparing NEPA documents. This scope of work assumes the use of the forecast, air quality analysis, and noise analysis previously completed for the California Environmental Quality Act (CEQA) document, which will be used for the NEPA document, with updates to meet FAA requirements and thresholds.

II. Contractor Requirements

Task 1 – Project Management and Coordination:

Task 1.1 Project Management

This task involves the routine coordination and management of the NEPA/CEQA documentation. It includes monthly project progress reports, meeting summary notes, airport coordination, and project closeout procedures. If any changes to the scope of work would affect the fee, Contractor will coordinate with the County for review and approval of any fee changes.

Deliverables: Prepare up to twelve (12) full monthly status reports.

Task 1.2 Project Team Meetings

The Project Team weekly meetings will serve to protect the project's focus while maintaining the schedule. Meeting topics will include a discussion of current/upcoming tasks, and their assumptions, progress, and direction. Key issues or anticipated substantive and procedural issues that have the potential to affect the schedule will also be discussed. Up to forty-eight (48) Project Team meetings will be scheduled weekly.

Task 1.3 FAA/County/Contractor Meetings

Contractor to participate in FAA/County/Contractor (Landrum & Brown) meetings. These coordination meetings are intended to discuss the study process, progress, deliverables, and milestones.

Task 1.4 Preparation of an Administrative File

This task provides for the assembly, management, and maintenance of an Administrative File for the Environmental Assessment (EA). The Administrative File provides a digital catalog and electronic copy of all information used in developing the methodology, analysis, and the decision-making process for the EA. The information contained in this file may be included in the Administrative Record. This file serves as a centrally located, organized library for use by the FAA and the project staff.



Hard-copy or electronic documents to become a part of the Administrative File will be verified, prepped, imaged, and indexed in a Microsoft Excel spreadsheet. The Microsoft Excel spreadsheet will have data including a document information number, document title, date, prepared by and prepared for, and general topic for each entry. Upon completion of the imaging process, all documentation will be uploaded to a project repository for access.

Contractor will enter the relevant materials into the Administrative File on a weekly basis to ensure that: (a) documents are uploaded and cataloged in a timely manner; (b) documents are filed in numeric sequence; (c) database entry is consistent with style and format established; and (d) documents are placed in the proper folders in the Project File.

Deliverables: Electronic repository of the Administrative File (A/F) and Project File for the EA.

Task 2 – Preparation Documentation in Compliance with NEPA:

Task 2 will be completed by the Contractor and includes the environmental strategy to determine the appropriate NEPA documentation, coordination with the FAA, and determination of the appropriate level of NEPA documentation. It should be noted that information from the Environmental Impact Report (EIR) will be used to extent applicable in the NEPA documentation.

This purpose of this document is to provide the FAA justification for processing the Fixed Based Operator (FBO) projects as a CATEX(s). The document will state the Purpose and Need and identify any environmental resources categories for which the Project may cause extraordinary circumstances on that could trigger an EA.

Depending upon the outcome of Task 2, the Contractor will prepare either a CATEX (**Task 3**) or an EA (**Task 4**).

Task 3 – Preparation of Categorical Exclusion:

If FAA confirms that a CATEX(s) is appropriate, this task will be initiated. This task includes the preparation of a CATEX(s) per FAA Orders 5050.4B and 1050.1F, and the FAA’s Standard Operating Procedures (SOPs) 5.0, Standard Operating Procedure for CATEX Determinations.

This task will involve the technical analyses of the direct and indirect environmental effects of the Project for the specific impact categories listed in the FAA Order 1050.1F Desk Reference. Because of the limited scale of the Proposed Project, not all resource categories will require environmental analysis. Categories in which no impacts would occur will be acknowledged as such in each CATEX document.

The CATEX document(s) will be provided to JWA in electronic format per FAA SOP 5.0 for submittal to FAA. This scope includes two reviews of the draft CATEX by JWA staff. After the final revision by JWA the CATEX will be submitted to FAA. The CATEX will be updated once based on FAA review and comments

Deliverables:

1. Two iterations of electronic versions of Categorical Exclusion Document per the FAA SOP 5.0 to JWA
2. Two electronic versions of Categorical Exclusion Document per the FAA SOP 5.0 to FAA

Task 4 – Preparation of Environmental Assessment:

If it is determined that an EA is required, the Contractor will document the results of the environmental analyses in an EA per FAA Order 1050.1F and the Desk Reference.



Task 4.1 Preparation of the Preliminary Draft EA Document

The Contractor will prepare a Preliminary Draft EA for review by JWA. The Preliminary Draft EA will be organized in a format consistent with FAA Orders 5050.4B and 1050.1F and the Desk Reference. The Preliminary Draft EA will be distributed in electronic format (word and pdf). The EA will be presented in the following general format:

- Cover Page
- Introduction
- Purpose and Need
- Proposed Project Description (Proposed Action)
- Alternatives (including Proposed Action)
- Affected Environment
- Environmental Consequences
- Mitigation (if needed)
- Cumulative Impact Analysis
- List of Agencies and Persons Consulted
- List of Preparers
- Appendices

Task 4.2 Preparation of the Draft EA Document

An electronic preliminary Draft EA will be prepared for the County and FAA's review. Following review of the Preliminary Draft EA, the Contractor will make any necessary revisions and prepare a Draft EA that will be made available for public review. The Contractor will be responsible for preparing, printing, and distributing the Draft EA. Ten (10) printed copies of the Draft EA document will be provided to JWA and the FAA. Up to twenty (20) CD copies would be provided as necessary. The Contractor would also make the Draft EA available for public review online. The Draft EA will be submitted to environmental resource agencies for review as directed by the FAA. Agency input and comments will be solicited for response by the Contractor and any comments would be included in the Final EA.

Deliverables:

1. One electronic version of the Preliminary Draft EA to JWA.
2. One electronic version of the Revised Preliminary Draft EA to FAA and JWA.
3. Ten (10) printed copies of the Draft EA to JWA, FAA, and agencies.
4. Twenty (20) CD copies of the Draft EA to JWA, FAA, and agencies
5. Public website for viewing the Draft EA document.

Task 4.3 Prepare Notice of Availability for the Draft EA

The Contractor will draft a Notice of Availability (NOA) of the Draft EA for publication in the Daily Pilot, Orange County Register, and La Opinion. Following review by JWA, the Contractor will be responsible for transmitting and publishing the NOA in the newspaper. This effort will be coordinated with the NOA of the EIR. If possible, one NOA will be published to reduce costs.



Deliverables: Preparation and publication of the NOA in the notice section of the Daily Pilot, Orange County Register, and La Opinion.

Task 4.4 Response to Comments

The Contractor, with the assistance of Airport staff, will prepare written responses to all comments on the Draft EA from the State Clearinghouse and all other public agencies and private parties. It is anticipated that comments will be received in written letters, emails, and public hearing testimony. Based on the comments received, the Contractor will organize the comments so that the response to comments effort is completed in a timely and cost-efficient manner. It is expected that this will include use of topical responses to address issues that are raised by a number of commenters. The Contractor will coordinate with Airport staff and FAA on the approach to preparing the responses to comments. Responses to comments on the EA will be coordinated with the EIR to ensure consistency in responses. The preliminary draft Responses to Comments document will be provided to Airport staff for review.

Once comments from the Airport staff and FAA on the responses to comments have been received, the Contractor will revise the responses and submit to FAA and Airport staff for review to verify that all revisions have been made. This scope assumes up to 100 comments will be received and responded to. If additional work is required due to the volume or complexity of the comments, it will be done on a time and materials basis.

Task 4.5 Preparation of the Final EA Document

A electronic preliminary Final EA will be prepared for the County and FAA's review. Following the Preliminary Final EA review, the document will be updated and revised per JWA and FAA comments into the Final EA. The Contractor will be responsible for preparing, printing, and distributing the Final EA. Five (5) bound copies of the Final EA and up to twenty (20) copies on CD will be prepared and distributed by the L&B Team. If additional copies are determined to be necessary, they will be printed and charged on a per copy basis. The Contractor will also provide a PDF version of the Final EA document that may be made available online. A word version of the Final EA will be provided to JWA.

Deliverables:

1. Ten (10) printed copies of the Final EA to JWA, FAA, and agencies.
2. Twenty (20) CD copies of the Final EA to JWA, FAA, and agencies
3. Final EA document uploaded to public website for viewing.

Task 4.6 Coordinate FONSI Determination with FAA

Pursuant to FAA's review of the Final EA, a determination will be issued, completing the NEPA process. The project team will assist the FAA with final review and development of the Finding of No Significant Impact (FONSI) as requested.

Deliverables: Assist FAA with FONSI as requested. Publish notification of the FONSI in the notice section of the Daily Pilot, Orange County Register, and La Opinion.



**Attachment B
Payment/Compensation**

- 1. **Compensation:** This is a firm-fixed fee Contract between County and Contractor for General Aviation Improvement Program NEPA Document Preparation, as set forth in Attachment A, "Scope of Work".

The Contractor agrees to accept the specified compensation as set forth in this Contract as full payment for performing all services and furnishing all staffing and materials required, for any reasonably unforeseen difficulties which may arise or be encountered in the execution of the services until acceptance, for risks connected with the services, and for performance by the Contractor of all its duties and obligations hereunder. The Contractor shall only be compensated as set forth herein for work performed in accordance with the Scope of Work. **The County shall have no obligation to pay any sum in excess of the fixed rates specified herein unless authorized by amendment in accordance with Articles C. of the County Contract Terms and Conditions.**

- 2. **Fees and Charges:** County will pay the following fees in accordance with the provisions of this Contract. Payment shall be as follows:

Description	Hours	Hourly Rate	Cost
Task 1 – Project Management and Coordination	200	Refer to Hourly Rate Schedule	\$48,110.00
*Task 2 – Preparation of Documentation in Compliance with NEPA	62	Refer to Hourly Rate Schedule	\$14,290.00
Task 3 – Preparation of Categorical Exclusion (CATEX)	176	Refer to Hourly Rate Schedule	\$41,310.00
Task 4 – Preparation of Environmental Assessment (EA)	534	Refer to Hourly Rate Schedule	\$133,030.00

* Depending upon the outcome of Task 2, the Contractor will prepare either a CATEX (**Task 3**) or an EA (**Task 4**).

Reimbursable Expenses:

Other Direct Costs to be reimbursed at cost, not to exceed \$7,500.00. Receipt must be attached to invoice.

Hourly Rate Schedule:

Classification/Title	Hourly Rate
Officer-in-Charge/Officer	\$350.00
NEPA Project Manager/Associate Vice President	\$295.00
Air Quality/Managing Consultant	\$255.00
Administrative Manager/Project Administrator	\$95.00
Noise Analysis/Senior Managing Consultant	\$275.00
NEPA Documentation/Consultant	\$195.00

Total Contract Amount Not to Exceed

\$202,930.00



3. **Price Increase/Decrease:** No price increases will be permitted during the first term of the Contract. The County required documented proof of cost increase on Contracts prior to any price adjustment. A minimum of 30-days advance notice in writing is required to secure such adjustment. No retroactive price adjustments will be considered. All price decreases will automatically be extended to the County of Orange. The County may enforce, negotiate, or cancel escalating price Contracts or take any action it deems appropriate, as it sees fit. The net dollar amount of profit will remain firm during the period of the Contract. Adjustments increasing the Contractor's profit will not be allowed.
4. **Firm Discount and Pricing Structure:** Contractor guarantees that prices quoted are equal to or less than prices quoted to any other local, State or Federal government entity for services equal or lesser scope. Contractor agrees that no price increases shall be passed along to the County during the term of this Contract not otherwise specified and provided for within this Contract.
5. **Contractor's Expense:** The Contractor will be responsible for all costs related to photo copying, telephone communications and fax communications while on County sites during the performance of work and services under this Contract.
6. **Payment Terms – Payment in Arrears:** Invoices are to be submitted in arrears to the user agency/department to the ship-to address, unless otherwise directed in this Contract. Vendor shall reference Contract number on invoice. Payment will be net 30 days after receipt of an invoice in a format acceptable to the County of Orange and verified and approved by the agency/department and subject to routine processing requirements. The responsibility for providing an acceptable invoice rests with the Contractor.

Billing shall cover services and/or goods not previously invoiced. The Contractor shall reimburse the County of Orange for any monies paid to the Contractor for goods or services not provided or when goods or services do not meet the Contract requirements.

Payments made by the County shall not preclude the right of the County from thereafter disputing any items or services involved or billed under this Contract and shall not be construed as acceptance of any part of the goods or services.

7. **Taxpayer ID Number:** The Contractor shall include its taxpayer ID number on all invoices submitted to the County for payment to ensure compliance with IRS requirements and to expedite payment processing.
8. **Payment-Invoicing Instructions:** The Contractor will provide an invoice on the Contractor's letterhead for goods delivered and/or services rendered. In the case of goods, the Contractor will leave an invoice with each delivery. Each invoice will have a number and will include the following information:

1. Contractor's name and address
2. Contractor's remittance address, if different from 1 above
3. Name of County Agency/Department
4. Delivery/service address
5. Master Agreement (MA) or Purchase Order (PO) number (Contract number)
6. Date of order and/or service dates
7. Product/service description, quantity, and prices
8. Sales tax, if applicable
9. Freight/delivery charges, if applicable
10. Total
11. Contractor's Federal Taxpayer Identification Number
12. Contractor's Invoice Number

Invoices and support documentation are to be forwarded to **(not both)**:



Mailed to John Wayne Airport
Attention: Accounts Payable
3160 Airway Avenue
Costa Mesa, CA 92626

Or

Emailed to AccountsPayable@ocair.com

Contractor has the option of receiving payment directly to their bank account via an Electronic Fund Transfer (EFT) process in lieu of a check payment. Payment made via EFT will also receive Electronic Remittance Advice with the payment details via email. An email address will need to be provided to the County via an EFT Authorization Form. To request a form, please contact the DPA.



Attachment C
Contractor Security Agreement

Contractor must acknowledge, by signature, that it has read and accepts the responsibilities of the security agreement below and agrees to protect the confidentiality of all information while performing its duties. The County of Orange Contractor Security Agreement form with signature lines is attached for your convenience. This signed security form shall become part of the resultant contract.

1. Contractor acknowledges on behalf of itself and its employees and agents that the confidentiality of the user ID and password must be maintained at all times and that should they be compromised, Contractor shall immediately notify County’s Project Manager and request cancellation of the compromised user ID and password and issuance of a new user ID and password.
2. The user ID and password are to be used by Contractor and its authorized employees and agents only, and Contractor shall be solely responsible for their use.
3. The user ID and password are to be used by Contractor and its authorized employees and agents on behalf of County current contractual duties, functions, and responsibilities only.
4. The use of County information resources and data by Contractor is to be only in accordance with COUNTY business objectives; use of the resources for private or personal gain is prohibited and may be subject to administrative, civil and criminal penalties.
5. The information contained within County systems and document image and report databases (including but not limited to names, social security numbers, addresses, health records, assistance payments and applications) shall not be disclosed by Contractor or its employees or agents to any outside parties or other system users who are not directly authorized by County to view such reports or images or who are not authorized employees or agents of Contractor.
6. Contractor shall not permit others who are not directly authorized by County to access reports and images, payroll records, banking information, assistance records, or other confidential information or to view any such items.

By signing below, Contractor acknowledges it has read this agreement and accepts these responsibilities and agrees to protect the confidentiality of all information while performing its duties. Contractor further acknowledges that the disclosure of sensitive, confidential, or proprietary information to unauthorized persons during or after termination of employment may make it liable for administrative, civil or criminal prosecution

Firm Name

Print Name	Signature	Date
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If Contractor is a corporation, two signatures are required.

Print Name	Signature	Date
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OC Procurement

Sole Source Request Form

Sole Source BidSync # 280-C031882-MR-SS

SECTION II – DEPARTMENT INFORMATION (Complete in its entirety)

Department: John Wayne Airport		Date: November 10, 2020	
Vendor Name: Landrum & Brown Incorporated		Sole Source BidSync Number: 280-C031882-MR-SS	
Is the above named vendor a retired employee of the County of Orange? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", review and Approval is required from CEO Human Resource Services prior to contract execution.			
Contract Term (Dates): 1/01/2021 to 12/31/2023		Is Agreement Grant Funded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Percent Funded: 100% Funding Source: 280	
Contract Amount? \$202,930.00		Proprietary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Contract Amount? \$202,930.00		Is this renewable? If yes, how many years?	
Type of Request: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Multi-Year <input type="checkbox"/> Renewal <input type="checkbox"/> Amendment <input type="checkbox"/> Increase			
Renewal Year: Two additional one-year terms		Did vendor provide a sole source affidavit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please attach	
Board Date: December 15, 2020	ASR Number: 20-000972	If not scheduled to go to the Board explain why? Not Applicable	
Does Contract include Non-Standard Language? If yes, explain in detail. Not Applicable			
Was Contract Approved by Risk Mgmt.? Yes		Was Contract Approved by County Counsel? Yes	
Were any exceptions taken? If yes, explain in detail. Not Applicable			
<input checked="" type="checkbox"/> DPA certifies that they have read and verified that the information is true and satisfies the sole source requirements listed in the County Contract Policy Manual.			
<input type="checkbox"/> Solicitation Exemption <i>(For purchases with special circumstances, and/or when it is determined to be in the best interest of the County.)</i>			



OC Procurement

Sole Source Request Form

Sole Source BidSync # 280-C031882-MR-SS

SECTION III – SOLE SOURCE JUSTIFICATION

- 1. Provide a description of the type of contract to be established.** *(For example: is the contract a commodity, service, human service, public works, or other – please explain.) Attach additional sheet if necessary.*

This is a request for a A/E Consultant Services Contract to assist with preparing National Environmental Protection Act (NEPA) documents at John Wayne Airport (JWA) for the General Aviation Improvement Program (GAIP). The NEPA preparation will follow Federal Aviation Regulations (FAA) regulations and policies for implementing NEPA published in FAA Order 1050.1F, *Environmental Impacts: Policies and Procedures*, and FAA Order 5050.4B, *NEPA Implementing Instructions for Airport Actions*; as well as documentation necessary for all substantive environmental studies. The preparation of NEPA documents need to follow the above FAA regulations and policies and are vital to the completion of the program.

- 2. Provide a detailed description of services/commodities and how they will be used within the department. If this is an existing sole source, please provide some history of its origination, Board approvals, etc.** *(This information may be obtained from the scope of work prepared by the County and the vendor's proposal that provides a detailed description of the services/supplies.) Attach additional sheet if necessary.*

The NEPA documentation is a required element to complete the GAIP at John Wayne Airport (JWA). NEPA will ensure environmental regulations are met in accordance with FAA policies and regulations. The Orange County Board of Supervisors awarded Landrum & Brown an A-E Agreement in 2016 from a Request for Qualifications (RFQ) to conduct California Environmental Quality Act (CEQA) and NEPA Documentation for the GAIP. There was only one other proposer during the RFQ process. Delays in the GAIP timeline have caused a need for a new contract for the NEPA documentation. The CEQA process was completed but the NEPA documentation can now commence.

The description of services that will be provided by Landrum & Brown include:

- Project Management and Coordination
- Preparation of NEPA Strategy Documentation – includes the environmental strategy to determine the appropriate NEPA documentation, coordination with the FAA, and determination of the appropriate level of NEPA documentation.
- Preparation of Categorical Exclusion (FAA to determine) – this will involve the technical analyses of the direct and indirect environmental effects of the Project for the specific impact categories listed in FAA Order 1050.1F Desk Reference.
- Preparation of Environmental Assessment (FAA to determine) – The Preliminary Draft EA if required will be organized in a format consistent with FAA Orders 5050.4B and 1050.1.F and the Desk Reference.



OC Procurement

Sole Source Request Form

Sole Source BidSync # 280-C031882-MR-SS

3. Explain why the recommended vendor is the only one capable of providing the required services and/or commodities. How did you determine this to be a sole source and what specific steps did you take? Please list all sources that have been contacted and explain in detail why they cannot fulfill the County's requirements. Include vendor affidavit and/or other documentation which supports your sole source. (Responses will include strong programmatic and technological information that supports the claim that there is only one vendor that can provide the services and/or commodities. Your response will include information pertaining to any research that was conducted to establish that the vendor is a sole source, include information pertaining to discussions with other potential suppliers and why they were no longer being considered by the County.) Attach additional sheet if necessary.

Landrum and Brown was awarded an A-E Agreement for CEQA/NEPA document preparation in 2016 by the Board of Supervisors and already has the JWA GAIP program knowledge and is well versed in the requirements of FAA Orders 5050.49 and 1050.1F which guide the preparation of airport environmental documents under the Council on Environmental Quality's regulations implementing NEPA. As part of their existing agreement with the County, Landrum & Brown completed Final Program Environmental Impact Report 627 (PEIR) for the GAIP certified by the Board of Supervisors on June 25, 2019. Portions of the analysis for the CEQA documentation performed by Landrum & Brown can be used as a basis for the NEPA analysis. Landrum & Brown has worked extensively with the FAA on previous NEPA projects, which will be a significant asset for the County when developing the strategy. In addition, Landrum & Brown has prepared multiple NEPA documents specifically for general aviation facilities at airports where both commercial and general aviation aircraft operate at the same facility, which is the case at JWA. Landrum & Brown has demonstrated a superior and thorough understanding of the GAIP and has a team in place with significant expertise in NEPA work, as well as team members with technical specialties such as noise, air quality and traffic.

4. How does recommended vendor's prices or fees compare to the general market?

Attach quotes for comparable services or supplies. Attach additional sheet if necessary.

The Staff hourly rates are fair in the general market considering this is a specialty service requiring NEPA compliance.

5. If the recommended vendor was not available, how would the County accomplish this particular task?

Attach additional sheet if necessary.

If the vendor is not used or available, we will have to go out for an RFQ, determine if other vendors possess the appropriate work experience and FAA coordination capabilities, award the contract and provide new a vendor time to review the data already compiled by Landrum & Brown and conduct additional new analysis which would increase costs and cause an extreme delay in the services needed.

6. Please provide vendor history – name change, litigation, judgments, aka, etc. for the last 7 years.

Landrum & Brown has no name change, litigation or judgments per a web search.

7. If vendor is a retired, former employee, has the vendor previously been rehired as a contractor within the last three years? Yes No

If yes, provide explanation/support for hiring the retired, former employee as a vendor and provide contract dates, scope of work, and total amounts paid under each contract.

8. Explain (in detail) why a request for Solicitation Exemption is needed. (Only applicable for Solicitation Exemption)


Attach additional sheet if necessary.

OC Procurement

Sole Source Request Form

Sole Source Bidsync # 280-C031882-MR-SS

SECTION IV – AUTHOR/REQUESTOR


Signature: 	Print Name: Lea Choum	Date: 11/13/2020
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SECTION V – CEO Human Resource Services APPROVAL

(Review and approval is required when vendor is a Retired, Former Employee.)

Signature:	Print Name:	Date:
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SECTION VI – DIVISION HEAD APPROVAL (Deputy Airport Director)

Signature: 	Print Name: David Shuter	Date: 11/13/2020
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SECTION VII – DEPUTY PURCHASING AGENT CONCURRENCE

Signature: 	Print Name: Monica Rodriguez	Date: 11/13/2020
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SECTION VIII – DEPARTMENT HEAD APPROVAL

Signature: 	Print Name: Richard Francis	Date: 11/16/2020
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SECTION IX – COUNTY PROCUREMENT OFFICE

Prior to execution of a contract, the County Procurement Officer or designee shall approve All Sole Source requests for Commodities that exceed \$250,000, Capitol Assets and services exceeding \$75,000, and All other Sole Source requests that require Board approval despite the amount. Approvals are obtained electronically through the County's online bidding system.

SOLICITATION EXEMPTION – CEO USE ONLY:

Board of Supervisor Notification Date:			
Comments:			
CPO:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	CFO: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
CPO Authorized Signature:		CFO Authorized Signature:	
Date:		Date:	

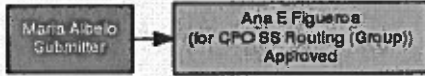


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Release Bid Workflow

Name: Maria Albello
Phone: 949-252-5175
Email: malbello@ocair.com
Status: Submitter Nov 17, 2020 12:33:28 PM PST



Bid Information

Bid Number:
280-C031882-MR-SS
Bid Title:
GENERAL AVIATION IMPROVEMENT PROGRAM

Status

Status:
Approved

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Contract Summary Form

Landrum & Brown Incorporated

SUMMARY OF SIGNIFICANT CHANGES

1. Costs: Not-to-exceed amount of \$202,930, Page 10
2. Term: Three years, Page 10

SUBCONTRACTORS

This contract does not currently include subcontractors or pass through to other providers.

CONTRACT OPERATING EXPENSES

Fees and Charges: County will pay the following fees in accordance with the provisions of this Contract. Payment shall be as follows:

Description	Hours	Hourly Rate	Cost
Task 1 – Project Management and Coordination	200	Refer to Hourly Rate Schedule	\$48,110.00
*Task 2 – Preparation of Documentation in Compliance with NEPA	62	Refer to Hourly Rate Schedule	\$14,290.00
Task 3 – Preparation of Categorical Exclusion (CATEX)	176	Refer to Hourly Rate Schedule	\$41,310.00
Task 4 – Preparation of Environmental Assessment (EA)	534	Refer to Hourly Rate Schedule	\$133,030.00

* Depending upon the outcome of Task 2, the Contractor will prepare either a CATEX (**Task 3**) or an EA (**Task 4**).

Reimbursable Expenses: Other Direct Costs to be reimbursed at cost, not to exceed \$7,500.00. Receipt must be attached to invoice.

Hourly Rate Schedule:

Classification/Title	Hourly Rate
Officer-in-Charge/Officer	\$350.00
NEPA Project Manager/Associate Vice President	\$295.00
Air Quality/Managing Consultant	\$255.00
Administrative Manager/Project Administrator	\$95.00
Noise Analysis/Senior Managing Consultant	\$275.00
NEPA Documentation/Consultant	\$195.00

Total Contract Amount Not to Exceed**\$202,930.00**

Appropriations for this project are included in the FY 2020-21 Budget for Airport Operating Fund 280 and will be included in the budgeting process for future years.



**U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION**

**ORDER
5050.4B**

Effective Date:
April 28, 2006

SUBJ: National Environmental Policy Act (NEPA) Implementing Instructions for Airport Actions.

The Federal Aviation Administration's Office of Airports (ARP) is responsible for identifying major Federal actions involving the Nation's public-use airports. After determining that an airport sponsor is proposing a major Federal action, ARP is responsible for analyzing the environmental effects of that action and its alternatives. ARP issues Order 5050.4B to provide instruction on evaluating those environmental effects.

Order 5050.4B supplements FAA Order 1050.1E, "Environmental Impacts: Policies and Procedures." That Order provides all FAA organizations with policies and procedures for complying with NEPA and the implementing regulations the Council on Environmental Quality has issued (40 CFR Parts 1500-1508).

Order 5050.4B substantially updates and revises Order 5050.4A, "Airports Environmental Handbook." ARP's issuance of Order 5050.4B cancels Order 5050.4A, which has served ARP well for over 20 years.

Dennis E. Roberts
Director of Airport Planning and Programming
Federal Aviation Administration



U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

Attachment D

ORDER
1050.1F

Effective Date:

7/16/15

SUBJ: Environmental Impacts: Policies and Procedures

This Order serves as the Federal Aviation Administration's (FAA) policy and procedures for compliance with the National Environmental Policy Act (NEPA) and implementing regulations issued by the Council on Environmental Quality (CEQ). The provisions of this Order and the CEQ Regulations apply to actions directly undertaken by the FAA and to actions undertaken by a non-Federal entity where the FAA has authority to condition a permit, license, or other approval. The requirements in this Order apply to, but are not limited to, the following actions: grants, loans, contracts, leases, construction and installation actions, procedural actions, research activities, rulemaking and regulatory actions, certifications, licensing, permits, plans submitted to the FAA by state and local agencies for approval, and legislation proposed by the FAA. The Order was last revised in 2006.

This Order updates FAA Order 1050.1E to: 1) provide a clear, concise, and up-to-date discussion of the FAA's requirements for implementing NEPA; and 2) clarify requirements in order to facilitate timely, effective, and efficient environmental reviews of FAA actions, including NextGen improvements.

A handwritten signature in black ink, appearing to read "RS", with a long horizontal line extending to the right.

Rich Swayze
Assistant Administrator
Policy, International Affairs & Environment