

STAFF REPORT



ITEM NO. **11**

CITY OF OCEANSIDE

DATE: December 6, 2006

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **APPROVAL OF CHANGE ORDERS 3 AND 4 IN THE AMOUNTS OF \$97,159.60 AND \$105,588.62 TO SIERRA PACIFIC WEST, INC., FOR MANCE BUCHANON (RIVER) PARK ROUGH GRADING AND DRAINAGE; APPROVAL OF A BUDGET TRANSFER IN THE AMOUNT OF \$589,891 FROM THE DRAINAGE PROJECT TO THE CONSTRUCTION ACCOUNT FOR THE COMPLETED DRAINAGE IMPROVEMENTS**

SYNOPSIS

Staff recommends that the City Council approve Change Orders 3 and 4 in the amounts of \$97,159.60 and \$105,588.62, respectively, to Sierra Pacific West, Inc., for additional water installation work, removal of debris – mostly buried plastic – at the site, and additional earthwork in the Mance Buchanan Park (formerly River Park) Grading, Drainage and Utilities project along the southeasterly side of the San Luis Rey River and southerly of College Boulevard; approval of a budget transfer in the amount of \$589,891 from the drainage account (511.815390) to the construction account (598.845015) for the completed drainage improvements, and authorize the Public Works Director to execute the change order.

BACKGROUND

The proposed Mance Buchanan Park project (the Park), which consists of approximately 29 acres along the southeasterly side of the San Luis Rey River, will include five soccer fields (two of which will be lighted), perimeter walking paths, access to the San Luis Rey River bike path, an access road with a traffic signal at the intersection with College Boulevard, on-site parking, a concession building, two restroom facilities and the necessary facilities to support park operation. The Murray Bridge Middle School is being constructed on the adjacent property to the southwest.

On April 26, 2004, the City Planning Commission approved the mitigated negative declaration and conditionally approved the Development Plan and Conditional Use Permit for the Park. On August 4, 2004, the City Council approved the final conceptual Master Plan and approved a professional services agreement with David Evans and Associates to prepare contract documents for the construction of the Park. At that time,

it was assumed that all the construction work would be done under one contract. However, because demolition, grading, drainage and utility construction took about six months, it was later decided to issue one contract for these items and another contract later for the landscaping, buildings, access roads and parking areas.

On January 18, 2006, the City Council approved the plans and specifications for the Park Grading, Drainage and Utilities project and authorized the City Engineer to call for bids.

On April 5, 2006, the City Council awarded a contract to Sierra Pacific West, Inc., of Encinitas for the Park Grading, Drainage and Utilities project. The Sierra Pacific West bid included a bid of \$125,478 for an Additive Alternate for the installation of the sewer and water utilities. However, the City did not have the necessary easements at that time.

On July 6, 2006, the City obtained the necessary easements from the Murray Mission Homeowner Association. On June 20, 2006, Change Order 1 for \$8,372.25 for construction of a cross gutter at the El Corazon entrance was approved administratively. On August 16, 2006, the City Council approved Change Order 2 in the amount of \$125,478 for the bid additive alternate for sewer and water installation.

ANALYSIS

This phase of the Park project demolished some very large steel trash racks remaining from when the site was a portion of the San Luis Rey River; installed the storm drain, sewer and water facilities; imported soil; and rough-graded the site. The import soil came from the excavation of the access road and pad for the new El Corazon Senior Center.

The construction of the soccer fields, buildings, access road and parking lots, and landscaping will follow as phase 2; bids were received November 28, 2006.

On October 27, 2006, a memo was sent to the City Council explaining that a Construction Change Order 3 in the amount of \$97,159.60 to Sierra Pacific West would be agendized for additional water installation work at the site.

Originally, the project plans showed only one water line from the existing Gardenia Street water main. The irrigation water meter and fire hydrant were then to be connected onto that one water line. However, at the request of the Water Utilities and Fire Departments the plans have been revised to show three water connections from the Gardenia Street water main. Also, since staff had planned to obtain a separate contract for the off-site, single water connection, the connection was not included in the Sierra Pacific West contract. Since there are now three water connections from the Gardenia Street water main, the more extensive work involved would most efficiently be done by Sierra Pacific West's sub-contractor, Anderson Piping.

Change Order 4 in the amount of \$105,588.62 is a cumulation of additional work needed on the site. Most of the additional work resulted from the discovery of masses of additional buried plastic sheeting on the site. This plastic needed to be removed and hauled to a dump site. Since this was an unforeseen site condition, the Contractor is allowed remuneration for the additional work per the contract specifications.

This phase of the project is essentially complete. Phase 2 is scheduled as follows:

City Council award phase 2	January	07
Begin soccer fields, buildings and access roads	February	07
Complete soccer fields, buildings and access	February	08

FISCAL IMPACT

The FY 2006 -07 Capital Improvement Program (CIP) budget includes an appropriation of \$7.2 million in new funds in the Parks Program (598.845015) for the final improvements, plus a carry forward of \$2.5 million and \$600,000 in a drainage program (511.815390) for the project for a total of \$10.3 million currently available.

The estimated construction cost for this phase including construction, construction management, inspection, administrative support, SDG&E connections and Change Orders 3 and 4 is approximately \$3,450,000. Of this amount \$320,670 was expended in FY 2005-2006. Therefore, approximately \$3,130,000 of the \$10.3 million is needed from the FY 2006-2007 CIP budget for this phase.

In FY 2005-2006, the River Park Storm Drain Master Plan Facility was also constructed, but the funds were spent out of the main construction account, necessitating the requested transfer of \$589,891 from the drainage construction project 511.815390 into the construction project 598.845015.

The estimated construction cost for the final phase of the project is \$7.7 million, including construction administration, inspection, survey and soils testing.

The total project funding and the funding sources are shown below:

TOTAL FUNDING SOURCES

OUSD Land Sale	\$ 3.4 million
Proposition 12/40	\$ 1.9 million
Drainage Fees	\$ 0.6 million
Park Fees	\$ 4.3 million
General Fund Reserves	<u>\$ 1.0 million</u>
	\$11.2 million

TOTAL PROJECT COSTS

Grading, Drainage, Sewer, Water, SDG&E	\$ 3.5 million
Park Construction	\$ 7.2 million
Contract Administration	<u>\$ 0.5 million</u>
	\$11.2 million

The project has been allocated \$1,458,000 in grant funds from the State of California Proposition 12 Per Capita Program, and a pending application in the amount of \$452,754 in grant funds from the State of California Proposition 40 RZH Program is expected to be approved in Fall 2006.

INSURANCE REQUIREMENTS

The City's standard insurance requirements have been met by Sierra Pacific West.

COMMISSION/COMMITTEE REPORTS

Does not apply.

CITY ATTORNEY'S ANALYSIS

Does not apply.

RECOMMENDATION

Staff recommends that the City Council approve Change Orders 3 and 4 in the amounts of \$97,159.60 and \$105,588.62, respectively, to Sierra Pacific West, Inc., for additional water installation work, removal of debris – mostly buried plastic – at the site, and additional earthwork in the Mance Buchanan Park (formerly River Park) Grading, Drainage and Utilities project along the southeasterly side of the San Luis Rey River and southerly of College Boulevard; approval of a budget transfer in the amount of \$589,891 from the drainage account (511.815390) to the construction account (598.845015) for the completed drainage improvements, and authorize the Public Works Director to execute the change order.

PREPARED BY:



Jeanette Peck, P.E.
Project Manager

SUBMITTED BY:



Barry E. Martin
Interim City Manager

REVIEWED BY:

Michelle Skaggs-Lawrence, Assistant to the City Manager

Peter A. Weiss, Public Works Director

Nita McKay, Financial Services Director

Eileen Turk, Parks & Recreation Division Manager







CITY OF OCEANSIDE
CONTRACT CHANGE ORDER

DATE October 26, 2006
PROJECT # 598.845015.5392

PROJECT TITLE: River Park Rough Grading

CHANGE ORDER # 3

PURCHASE ORDER # 77248

This change order provides for:

- 1) ADD: Installation of water meter services, additional water valves, additional irrigation and water piping, additional backflow devices, per attached itemization, complete and in place: \$92,533.
- 2) ADD: Supervision and safety: \$4,626.60

Contract Increase: **\$97,159.60**

All equipment, materials, labor and other incidentals shall be included in this lump sum price for this Change Order No. 3. This Change Order shall include all general contractor's and subcontractors overhead, profit and incidentals, and contractor shall not be entitled to any additional payment regarding this change order. Prices are for work complete and in place.

Estimated Cost: Increase \$97,159.60 Decrease - No Change -
By reason of this order the time of completion will be adjusted as follows 25 days.

Recommended by: _____
JEANETTE PECK, Project Manager

Contract Summary:

Initial Contract Amount: \$ 2,986,525.37
Previous Change Orders: \$ 133,850.25
This Change Order: + \$ 97,159.60 (+ 3.25%)
Total to Date: \$ 3,217,535.22 (+ 7.17%)

Approved: **CITY OF OCEANSIDE**

By: _____
Peter A. Weiss, Public Works Director

Additional Appropriation Required: _____ Yes No

Original to: City Clerk
Copies to: Accounts Payable Contractor

Approved: Sierra Pacific West

By: _____
Thomas L. Brown, President
Inspector File

COPY

ANDERSON PIPING CONTRACTORS, INC.

P.O. BOX 20517 EL CAJON, CA 92021
 TEL: (619) 579-1628 FAX: (619) 579-3407
 LICENSE 640847-A-C38

ATTN:
CHRIS BROWN

REVISED QUOTATION REVISED

TO: SIERRA PACIFIC WEST

ATTN: CHUCK COTA
 TEL: 760-599-0755
 FAX: 760-599-0688
 DATE: 10/4/2006

We propose to furnish all labor, material, and equipment necessary to perform the following items of work, subject to terms and conditions stated.
This quotation expires 30 days from the date above and is good for work completed within one year of date above unless otherwise noted.

JOB LOCATION RIVER PARK - COLLEGE BLVD., OCEANSIDE

IDENTIFIED RIVER PARK

ITEM	DESCRIPTION	APPROX. QUANTITY	UNIT	UNIT PRICE	TOTAL
	ORIGINAL ALTERNATE QUOTE WITH ADDS				
28	INSTALL 6" PVC	548	LF	45.00	24,660.00
SUB	INSTALL 6" PVC - NO 6" PLAIN PVC ON NEW PLANS	548	LF	-45.00	(24,660.00)
ADD	INSTALL 8" PVC - C900, CL150	458	LF	60.00	27,480.00
ADD	INSTALL 6" PVC - C900, CL150 - PURPLE PIPE	422	LF	55.00	23,210.00
29	INSTALL 2" COPPER PIPE	320	LF	31.00	9,920.00
ADD	INSTALL 2" COPPER PIPE - ADDITIONAL FOOTAGE (SEE NOTE A)	425	LF	36.00	15,300.00
30	INSTALL 6" VALVE	1	EA	1200.00	1,200.00
31	INSTALL 8" VALVE	2	EA	1500.00	3,000.00
ADD	INSTALL 8" VALVE - ADDITIONAL VALVE	1	EA	1500.00	1,500.00
32	FIRE HYDRANT	1	EA	4350.00	4,350.00
33	2" BLOW OFF	1	EA	2500.00	2,500.00
SUB	NEW PLAN SHOWS NO BLOW OFFS	1	EA	-2500.00	(2,500.00)
34	2" AIR RELEASE	1	EA	3500.00	3,500.00
35	2" BACKFLOW DEVICE	1	EA	1700.00	1,700.00
ADD	2" BACKFLOW DEVICE - ADDITIONAL 2" BACKFLOW DEVICE	1	EA	1700.00	1,700.00
ADD	3" BACKFLOW DEVICE	1	EA	5500.00	5,500.00
36	4" DOUBLE DETECTOR CHECK ASSEMBLY	1	EA	9000.00	9,000.00
SUB	4" DOUBLE DETECTOR CHECK ASSEMBLY - REPLACED BY 8"	1	EA	-9000.00	(9,000.00)
ADD	8" DOUBLE DETECTOR CHECK ASSEMBLY	1	EA	11800.00	11,800.00
37	MISC. FITTINGS	1	EA	5000.00	5,000.00
ADD	2" METER SERVICE	1	EA	2900.00	2,900.00
ADD	3" METER SERVICE	1	EA	3400.00	3,400.00
ADD	CONNECT NEW 8" PVC TO EXISTING 8" ACP	1	LS	6400.00	6,400.00
ADD	CONNECT NEW 6" PVC TO EXISTING 8" ACP	1	LS	3700.00	3,700.00
ADD	CONNECT NEW 2" COPPER TO EXISTING 8" ACP	1	LS	3300.00	3,300.00
ADD	REMOVE CAP AND JOIN EXISTING WATERLINE	1	LS	750.00	750.00
38	SEWER LATERAL 6" PVC, SDR26	51	LF	39.00	1,989.00
ADD	SEWER LATERAL 6" PVC, SDR26 - ADDITIONAL FOOTAGE	29	LF	39.00	1,131.00
39	SEWER LATERAL 8" PVC, SDR26	556	LF	45.00	25,020.00
ADD	SEWER LATERAL 8" PVC, SDR26 - ADDITIONAL FOOTAGE	28	LF	45.00	1,260.00
40	SEWER MANHOLE (MAX. 12' DEEP)	4	EA	6000.00	24,000.00
41	SEWER CLEANOUT	2	EA	1100.00	2,200.00
42	CORE EXISTING MANHOLE	1	EA	1100.00	1,100.00
ADD	TRAFFIC CONTROL	1	LS	9500.00	9,500.00
ADD	PATCH BACK ASPHALT AND CONCRETE	1	LS	16100.00	16,100.00
	TOTAL				\$ 217,910.00

FAXED

CITY OF OCEANSIDE
CONTRACT CHANGE ORDER

DATE November 9, 2006
PROJECT # 598.845015.5392

PROJECT TITLE: River Park Rough Grading

CHANGE ORDER # 4

PURCHASE ORDER # 77248

This change order provides for:

ADD: Orange fencing about areas to be protected during nesting season; remove, stockpile, haul and dump miscellaneous debris –primarily plastic sheeting, rent and operate a sheepsfoot on unusually hard soils from El Corazon borrow site as detailed in the attached extra work orders, complete and in place: \$105,588.62.

Contract Increase: **\$105,588.62**

All equipment, materials, labor and other incidentals shall be included in this lump sum price for this Change Order No. 4. This Change Order shall include all general contractor's and subcontractors overhead, profit and incidentals, and contractor shall not be entitled to any additional payment regarding this change order. Prices are for work complete and in place.

Estimated Cost: Increase \$105,588.62 Decrease - No Change -
By reason of this order the time of completion will be adjusted as follows 0 days.

Recommended by: JEANETTE PECK, Project Manager

Contract Summary:

Initial Contract Amount: \$ 2,986,525.37
Previous Change Orders: \$ 231,009.85
This Change Order: + \$ 105,588.62 (+ 3.54%)
Total to Date: \$ 3,323,123.84 (+11.27%)

Additional Appropriation Required: x
Yes No

Original to: City Clerk
Copies to: Accounts Payable Contractor

Approved: CITY OF OCEANSIDE

By: Peter A. Weiss, Public Works Director

Approved: Sierra Pacific West
Contractor

By: Thomas L. Brown
Thomas L. Brown, President
Inspector File

SIERRA PACIFIC EXTRA WORK REQUESTS FOR CHANGE ORDER NO. 4

DESCRIPTION OF WORK	DATE	AMOUNT	SUB-TOTALS	REV MARK-UPS	NOTES
Orange fence in protect. Area	6/13-6/20	\$ 1,942.30			
Orange fence in protect. Area	6/14-6/20	\$ 2,342.70			
Sub-total for orange fence		\$ 4,285.00			
Pothole for plastic	6/20-6/28	\$ 583.22	\$ 583.22		
Rem./Stockpile plastic	6/21-6/28	\$ 1,895.46			
Rem./Stockpile plastic	6/22-6/28	\$ 3,527.02			
Rem./Stockpile plastic	6/23-7/05	\$ 5,544.03			
Rem./Stockpile plastic	6/26-7/05	\$ 4,623.12			
Rem./Stockpile plastic	6/26-7/05	\$ 5,925.88			
Rem./Stockpile plastic	6/27-7/05	\$ 8,764.48			
Rem./Stockpile plastic	6/28-7/05	\$ 2,553.38			
Rem./Stockpile plastic	6/28-7/05	\$ 2,822.21			
Haul plastic	6/27-7/05	\$ 787.14			
Orange fence in protect. Area	6/30-7/05	\$ 274.05			
Rem./Stockpile plastic	6/30-7/05	\$ 391.79			
Rem./Stockpile plastic	6/29-7/05	\$ 1,567.16			
Haul plastic	6/30-7/05	\$ 2,053.54			
Rem./Stockpile plastic	6/27-7/05	\$ 3,409.89			
Sub-total Rem/Stockpile		\$ 44,139.15			
Place rock in S.M. Soccer	7/13-7/20	\$ 437.57	\$ 437.57		
Haul plastic to dump site	7/14-7/20	\$ 15,650.57			
Haul plastic to dump site	7/17-7/31	\$ 17,447.56			
Haul plastic to dump site	7/18-7/31	\$ 4,702.37			
Sub-total for plastic		\$ 37,800.50			
C&G at outfalls	9/20-9/25	\$ 1,504.50			
C&G at outfalls	9/21-9/26	\$ 2,192.70			
Sub-total for C&G		\$ 3,697.20			
Sheepsfoot Rental	10/06-10/16	\$ 2,167.94			
Sheepsfoot Rental	10/10-10/16	\$ 2,167.94			
Sheepsfoot Rental	10/11-10/16	\$ 2,167.94			
Sheepsfoot Rental	10/13-10/16	\$ 1,698.91			
Sheepsfoot Rental	10/17-10/16	\$ 2,167.94			
Sheepsfoot Rental	10/20-10/23	\$ 1,229.88			
Sheepsfoot Rental	10/19-10/23	\$ 2,167.94			

On 6/29 back-up only lists 1 equip/1 operator

Needs dump fee receipt

Sheepsfoot Rental	10/18-10/23	\$	2,167.94	\$	(58.04)
Sheepsfoot Rental	10/12-10/16	\$	2,167.94	\$	(58.04)
Sub-total Sheepsfoot		\$	18,104.37		
Load/haul car parts	10/30-11/07	\$	1,379.52	\$	(69.69)
TOTAL		\$	110,426.53	\$	(4,837.91)
FINAL TOTAL		\$	105,588.62		

DAILY EXTRA WORK REPORTS ARE AVAILABLE IN THE CITY ENGINEERING DIVISION