

STAFF REPORT



ITEM NO. 8

CITY OF OCEANSIDE

DATE: February 22, 2006

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **APPROVAL OF CHANGE ORDER 7 AND ACCEPTANCE OF IMPROVEMENTS FOR THE GARRISON CREEK DETENTION BASIN**

SYNOPSIS

Staff recommends that the City Council approve Change Order 7 in the amount of \$400,000 to Valley Coast Landscape Construction Inc., of San Diego, for additional shoring, overexcavation work, slope repair, larger foundations, increased wall heights and dewatering costs at the Garrison Creek Detention Basin project, located east of El Camino Real and south of Mesa Drive, and authorize the Public Works Director to execute the change order; and accept the improvements for the project and authorize the City Clerk to file the Notice of Completion with the San Diego County Recorder.

BACKGROUND

The Garrison Creek Detention Basin will improve flood protection for the residents along Loma Alta Creek downstream of El Camino Real. Previous improvements to the Pacific Street Bridge and the channel upstream of Pacific Street have increased the channel's flood-carrying capacity. In order for the full benefit of these improvements to be realized, three upstream detention basins must be constructed.

On March 17, 2004, the City Council approved the plans and specifications and authorized a call for bids for the project. Notices inviting sealed bids were sent to qualified Oceanside contractors and were also advertised in local newspapers and trade journals in accordance with the City's standard bidding procedures.

On June 16, 2004, the City Council awarded a contract in the amount of \$1,426,772.62 to Valley Coast Landscape Construction Inc., and authorized the City Manager to execute the agreement upon receipt of all supporting documents.

On September 15, 2004, a Notice to Proceed was issued and the contractor began work constructing the walls along El Camino Real.

To date, six change orders have been approved by either the City Council or administratively. Change Order 1 for \$1,403.50 was needed for overexcavation. Change Order 2 for \$9,349.79 was for additional dewatering costs. Change Order 3 for \$47,877.71 was for shoring that was constructed along Mesa Drive near its intersection with El Camino Real due to heavy rains and poor soil conditions. Change Order 4 for \$1,210.80 was for the removal of an abandoned drain on Mesa Drive. Change Order 5 for \$12,214.03 was to provide for the overexcavation that was necessary along El Camino Real due to poor soils.

Change Order 6 for \$140,749.61 covers re-mobilization, minor increases in the cost of grout and fence materials, and additional costs to maintain the erosion control measures on the site during the dormant construction period from March 2005 to August 2005. Staff also reached an agreement with the contractor at that time on unit prices for the future costs for any additional overexcavation, shoring and de-watering, which would help to keep future change order costs down. Change Order 6 also stipulated that all the other unit prices bid by the contractor in May 2004 would continue throughout the duration of the contract.

Because of the unusually heavy rainfall from October 2004 through March 2005 and poor soil conditions, the project has been delayed numerous times. Environmental permits initially required that the work be completed by March 15, 2005 to avoid impacting the nesting of the endangered Bells Vireo and construction was subsequently suspended until mid-August 2005. The contractor is currently working on site and is anticipating a late-January 2006 completion pending weather conditions.

ANALYSIS

The Garrison Creek Detention Basin is the first of three detention basins needed, which include the Loma Alta Creek at El Camino Real Detention Basin and the Loma Alta Creek at Rancho del Oro Detention Basin.

Although this project is an essential project to reduce flooding and enhance water quality as part of the overall Loma Alta Creek Flood Control project, the working conditions last rainy season and poor soil conditions have not been conducive to a retaining wall construction project that relies upon good, dry, firm soil conditions.

Change order 7 is to cover costs for additional shoring, overexcavation work, slope repair, larger foundations, increased wall heights and dewatering on the project. Early during construction, the soils engineer informed staff that the two feet of excavation for the wall foundation specified in the contract would not be sufficient under a large portion (approximately 400 feet) of the wall length due to poor soil conditions and a larger, deeper foundation would be required. As construction progressed, the soils engineer

has required overexcavation and a larger foundation along 90 percent of the total length of wall or approximately 1500 feet. Due to the wider and deeper footings, additional shoring was needed to prevent slope failures and loss of roadway along Mesa Drive. Some minor slope failures along Mesa Drive have occurred and will need to be repaired later in the project. Dewatering has also been required during the dry months due to constant creek flows which weren't anticipated. The wall heights needed to be increased by two to four feet along approximately 300 feet of the Mesa Drive wall to achieve the necessary fill cover over the top of the footing. Staff has allowed the contractor to continue working in order to finish before the March 2006 environmental deadline and the heavy winter rains which could delay the project another year.

Although change orders 1-7 represent a significant cost increase, the contractor has diligently worked with staff to arrive at a reasonable agreement to keep costs as low as possible. Additionally, the contractor agreed that the unit prices bid in May 2004 would continue throughout the duration of the contract.

FISCAL IMPACT

Change orders 1-7 represent 43 percent of the total construction cost. The total contract price including change orders 1-7 is \$2,039,578.06. Sufficient funds are available for this project.

INSURANCE REQUIREMENTS

The City's standard insurance requirements have been met and are currently in effect.

COMMISSION/COMMITTEE REPORTS

The Drainage Subcommittee of the Utilities Commission has been advised of the detention basin, most recently on October 12, 2004, and they approve of its design and need.

The El Corazon Steering Committee was updated on the Garrison Creek Detention Basin project at its May 6, 2004 meeting.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

Staff recommends that the City Council approve Change Order 7 in the amount of \$400,000 to Valley Coast Landscape Construction Inc., of San Diego, for additional shoring, overexcavation work, slope repair, larger foundations, increased wall heights and dewatering costs at the Garrison Creek Detention Basin project, located east of El Camino Real and south of Mesa Drive, and authorize the Public Works Director to execute the change order; and accept the improvements for the project and authorize the City Clerk to file the Notice of Completion with the San Diego County Recorder.

PREPARED BY:

SUBMITTED BY:



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