

STAFF REPORT



ITEM NO. 15 CITY OF OCEANSIDE

DATE: May 7, 2008

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **APPROVAL OF CHANGE ORDERS 15 AND 28 AND ACCEPTANCE OF IMPROVEMENTS FOR THE MANCE BUCHANON PARK PROJECT AND AUTHORIZATION FOR THE CITY CLERK TO FILE A NOTICE OF COMPLETION**

SYNOPSIS

Staff recommends that the City Council approve Change Orders 15 and 28 in the amounts of \$36,474.60 and \$62,015.93 to Western Rim Constructors, Inc., of Escondido for the Mance Buchanan Park project for extra base under walkways and remediation of base and sub-grade for the park road and authorize the City Engineer to execute the change orders; and accept the improvements for the project and authorize the City Clerk to file a notice of completion with the San Diego County Recorder.

BACKGROUND

The Mance Buchanan Park project consists of approximately twenty-nine acres along the southeasterly side of the San Luis Rey River and includes five soccer fields (two of which are 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 operations. The Cesar Chavez Middle School is constructed on the adjacent property to the southwest.

On January 10, 2007, City Council awarded a contract to Western Rim Constructors, Inc., for the Mance Buchanan Park precise grading, landscaping, irrigation, buildings, access roads and parking areas.

ANALYSIS

The completion phase of the Mance Buchanan Park project included the undergrounding of utilities, precise grading for the twenty-nine-acre site, construction of the sports fields including sub-surface drainage, the athletic field lighting system (for two fields), parking lot lighting, paving of the park driveway and parking lots. It also included construction of a signalized intersection at College Boulevard, installation of an irrigation system, landscaping, trailhead access to the San Luis Rey River Trail, construction of two park buildings and children's play areas. This phase of the project is complete.

FISCAL IMPACT

The Mance Buchanan Park project (598.845015) has been allocated \$1,458,000 in grant funds from the State of California Proposition 12 Per Capita Program, and an application in the amount of \$452,754 in grant funds from the State of California Proposition 40 RZH Program has been approved. The \$1.0 million from the General Fund Reserves was a part of the \$7.3 million in new funds for this phase of the project approved this fiscal year.

The base contract price for the project was \$7,260,726.00. Change Orders 1 through 14 were approved administratively. Change Order 15 in the amount of \$36,747.60, was for extra base material under sidewalks for the park which was not reflected within the bid schedule. Change Orders 16 through 27 were approved administratively. Change Order 28 in the amount of \$62,015.93 was for remediation of base and sub-grade for parking lot and park drive during the rainy season. Change Orders 29 and 30 were approved administratively. Total change orders for the project were well below the 10 percent contingency, at \$230,992.12. In addition, there were credits to the project which total \$66,907.77. As a result, the final compensation including project credits and change orders to Western Rim Constructors is \$7,424,810.35. Sufficient funds are available to accept this project.

PROJECT COSTS

Grading, Drainage, Sewer, Water, SDG&E	\$ 3.4 million
Park Construction	\$ 7.4 million
Contract Administration/Contingency	<u>\$ 0.7 million</u>
	\$11.5 million

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

FUNDING SOURCES

OUSD Land Sale	\$ 3.4 million
Proposition 12/40	\$ 1.9 million
Drainage Fees	\$ 1.2 million
Park Fees	\$ 4.3 million
General Fund Reserves	<u>\$ 1.0 million</u>
	\$11.8 million

INSURANCE REQUIREMENTS

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

COMMISSION OR COMMITTEE REPORT

Does not apply.

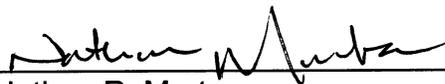
CITY ATTORNEY'S ANALYSIS

The City Council is authorized to accept the improvements and require the filing of the Notice of Completion.

RECOMMENDATION

Staff recommends that the City Council approve Change Orders 15 and 28 in the amounts of \$36,474.60 and \$62,015.93 to Western Rim Constructors, Inc., of Escondido for the Mance Buchanon Park project for extra base under walkways and remediation of base and sub-grade for the park road and authorize the City Engineer to execute the change orders; and accept the improvements for the project and authorize the City Clerk to file a notice of completion with the San Diego County Recorder.

PREPARED BY:



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Parks Development Manager

SUBMITTED BY:



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City Manager

REVIEWED BY:

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Margery M. Pierce, Neighborhood Services Director

Teri Ferro, Financial Services Director











Attachments:
Attachment "A"
Attachment "B"

Attachment "A"

Mance Buchanan Park Improvements Change Order and Credits

Mance Buchanan Park Change Orders	Amount
1. Extra Grading	\$8,473.23
2. Extra 1" & 1.5" PVC to Brass Irrigation Valves	\$4,184.31
3. Extra 2" PVC to Brass Irrigation Valves	\$8,710.50
4. Extra 1" Irrigation Gate Valves	\$8,699.78
5. Extra 3" Irrigation Gate Valves	\$6,988.65
6. Extra 2" Irrigation Gate Valves	\$6,917.19
7. Extra Playground Drain	\$3,380.14
8. Extra Concrete Collars for Park Lights	\$12,750.94
9. Extra River Rock for Drainage Swale	\$2,121.46
10. #6 Bid Schedule Extra PCC Removal	\$6,909.25
11. #31 Bid Schedule Extra Detectable Warning Surface	\$137.67
12. #32 Bid Schedule Extra 4" Concrete Paving	\$6,837.24
13. #34 Bid Schedule 6" Concrete Exposed Aggregate	\$1,511.10
14. #36 Bid Schedule 24" Concrete Banding	\$1,676.50
15. #37 Bid Schedule Extra 6" Deep Base	\$36,474.60
16. #41 Bid Schedule Extra 3" Asphalt Road	\$12,524.88
17. #45 Bid Schedule 8" Type G	\$3,588.00
18. #46 Bid Schedule 6" Type G	\$662.31
19. #47 Bid Schedule 8" Type B-1	\$2,177.56
20. #51 Bid Schedule Extra PCC Mountable Curb	\$13,227.30
21. #103 Bid Schedule Wood Fiber for Play Area	\$2,819.96
22. #107 Bid Schedule Extra Soil Prep Fine Grading	\$8,488.96
23. #111 Bid Schedule 24" Box Trees	\$230.04
24. #112 Bid Schedule 1 Gallon Shrubs	\$46.00
25. #124 Bid Schedule Extra 6x9 Curb	\$3,431.68
26. Extra Ace Electric Install Switch	\$350.35
27. Extra Select Electric Traffic Signal Work	\$1,964.14
28. Extra Weir Asphalt Remediation	\$62,015.93
29. Extra Trees	\$2,530.44
30. Repair Storm Drain	\$1,112.01
Sub-Total	\$230,992.12
Mance Buchanan Park Credits	
1. #7 Bid Schedule Credit Remove Concrete Barrier	\$192.90
2. #25 Bid Schedule Credit ADA Access to levy	\$138.96
3. #30 Bid Schedule Credit Metal Hand Rail	\$1,409.10
4. #33 Bid Schedule Credit 6" Concrete	\$65.16
5. #44 Bid Schedule Credit Red Wood Header	\$42,214.77
6. #92 Bid Schedule Credit Relocate Utility Vault	\$1,150.18
7. #113 5 Gallon Shrubs	\$7,146.50
8. #114 Flatted Ground Cover	\$713.00
9. #117 Hydroseed Turf Areas	\$ 9,448.25
10. #48 Bid Schedule Type B-1 Median Curb	\$ 584.08
11. #60 Concrete 2 Rail Fence	\$670.56
12. #119 3" Deep Planting Mulch	\$2,824.31
13. Credit Exhaust Fan in Storage	\$350.00
Sub-Total	(\$66,907.77)
Total Change Order and Credits	\$164,084.35
Total Project Cost	\$7,424,810.35