



DATE: August 16, 2006
TO: Honorable Mayor and City Councilmembers
FROM: Public Works Department

SUBJECT: APPROVAL OF CHANGE ORDER 2 IN THE AMOUNT OF \$125,478 TO SIERRA PACIFIC WEST, INC. OF ENCINITAS FOR THE INCLUSION OF THE BID ADDITIVE ALTERNATE FOR SEWER AND WATER INSTALLATION IN THE MANCE BUCHANON PARK GRADING, DRAINAGE AND UTILITIES PROJECT

SYNOPSIS

Staff recommends that the City Council approve Change Order 2 in the amount of \$125,478 to Sierra Pacific West, Inc. of Encinitas for the inclusion of the bid additive alternate for sewer and water installation in the Mance Buchanon Park (formerly River Park) Grading, Drainage and Utilities project located along the southeasterly side of the San Luis Rey River and southerly of College Boulevard, and authorize the Public Works Director to execute the change order.

BACKGROUND

The proposed Mance Buchanon Park project, 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 Mance Buchanon Park project. On August 4, 2004, the City Council approved the final conceptual Mance Buchanon Park Master Plan and approved a professional services agreement with David Evans and Associates to prepare contract documents for the construction of Mance Buchanon 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 is expected to take 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 Mance Buchanon 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 Mance Buchanon 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.

Change Order 1 in the amount of \$8,372.25 was administratively approved when construction started. The change order adds a concrete cross-gutter at the entrance to the El Corazon site providing dirt to Mance Buchanon Park. The cross-gutter replaces a V-shaped ditch and will remain in place at the entrance to the El Corazon Senior Center drive.

ANALYSIS

This phase of the Mance Buchanon Park project will provide for the demolition of some very large steel trash racks remaining from when the site was a portion of the San Luis Rey River, installation of the storm drain, sewer and water facilities for the import of soil, and the rough grading. Because this area was a former portion of the San Luis Rey River banks before the Army Corps of Engineers built the levee system, it is substantially lower (about six to fifteen feet lower), than the surrounding residential area. The project will raise the site about two to ten feet in order to eliminate flooding of the proposed soccer fields and of buildings. This will require the import of about 233,000 cubic yards of soil. This soil will come from the excavation of the access road and pad for the new El Corazon Senior Center. The demolition, grading, drainage and utility construction is expected to take about six months. The construction of the soccer fields, buildings, access road, parking lots and landscaping will follow as phase 2.

The bids were publicly opened on March 7, 2006. Eighteen bids were received. The lowest responsible bidder is Sierra Pacific West, Inc., of Encinitas with a base bid of \$2,986,525.37 and a bid for the additive alternate of \$125,478. The additive alternate bid was also the lowest of the eighteen additive alternate bids.

The balance of the project, through completion, is scheduled as follows:

City Council award grading contract	April	06
Begin demolition, grading and utilities	April	06
Grading and utilities completed	October	06
Begin soccer fields, buildings and access roads	November	06
Complete soccer fields, buildings and access	November	07

Although the sewer and water could be installed in phase 2, it is unlikely that later bids will be lower and the work will fit in well with the phase 1 schedule.

FISCAL IMPACT

The FY 2005-06 Capital Improvement Program budget includes an appropriation of \$600,000 in the Drainage Program for the storm drain system and \$2,970,416 in the Parks Program for the grading and utilities. The estimated total cost of the first phase of the project is \$3,375,000 including construction, construction management, inspection and administrative support. Therefore, sufficient funds are available.

The estimated cost for the future completed park is \$10.6 million. Funding in the amount of \$10.6 million has been identified.

INSURANCE REQUIREMENTS

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

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 2 in the amount of \$125,478 to Sierra Pacific West, Inc. of Encinitas for the inclusion of the bid additive alternate for sewer and water installation in the Mance Buchanan Park (formerly River Park) Grading, Drainage and Utilities project located along the southeasterly side of the San Luis Rey River and southerly of College Boulevard, and authorize the Public Works Director to execute the change order.

PREPARED BY:

Gary Kellison for
Jeanette E. Peck, P.E.
Project Manager

SUBMITTED BY:

[Signature]
Barry E. Martin
Interim City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager

Peter A. Weiss, Public Works Director

[Signature]
[Signature]

**CITY OF OCEANSIDE
CONTRACT CHANGE ORDER**

DATE July 20, 2006
PROJECT # 598 845015 5392

PROJECT TITLE: River Park Rough Grading

CHANGE ORDER # 2

PURCHASE ORDER #77248

This change order provides for:

- 1) ADD: Construction of Additive Alternate for installation of sewer and water per the attached bid sheet submitted at the March 7, 2006 bid opening: \$125,478.

Contract Increase: \$125,478

All equipment, materials, labor and other incidentals shall be included in this lump sum price for this Change Order No. 2. 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 \$125,478 Decrease - No Change -
By reason of this order the time of completion will be adjusted as follows 0 days.

Recommended by: *Jeanette Peck*
JEANETTE PECK, Project Manager

Contract Summary:

Initial Contract Amount: \$ 2,894,897.62

Previous Change Orders: \$ -

This Change Order: + \$ 125,478.00 (+ 4.19%)

Total to Date: \$ 3,120,375.62 (+ 4.47%)

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

Additional Appropriation Required: X

 Yes No

Original to: City Clerk

Copies to: Accounts Payable Contractor

3.5.2 ADDITIVE ALTERNATE

28	Install 6" PVC	548	LF	48.1	26,358.80
29	Install 2" Copper pipe	320	LF	33.22	10,630.40
30	Install 6" valve	1	EA	1285.89	1,285.89
31	Install 8" valve	2	EA	1607.36	3,214.72
32	Fire Hydrant	1	EA	4661.34	4,661.34
33	2" Blow off	1	EA	2678.93	2,678.93
34	2" Air release	1	EA	3750.51	3,750.51
35	2" Back Flow Device	1	EA	1821.67	1,821.67
36	4" Double detector check assembly	1	EA	9644.16	9,644.16
37	Misc. Fittings	1	EA	5357.87	5,357.87
38	Sewer Lateral 6" PVC SDR 26	51	LF	41.79	2,131.29
39	Sewer Lateral 8" PVC SDR 26	556	LF	48.22	26,810.32
40	Sewer Manhole (max. 12' deep)	4	EA	6429.44	25,717.76
41	Sewer clean out	2	EA	117.87	235.74
42	Core Existing Manhole	1	EA	1178.73	1,178.73

Total 3.5.2 Additive Alternate Bid Amount in Numerals: \$ 125,478.10 ⁰⁰

Total 3.5.2 Additive Alternate Bid Amount in Words: One Hundred Twenty-Five Thousand Four Hundred Seventy-Eight and 10/100

Sierra Pacific West, Inc.

Contractor

By

By

PO BOX 231640
Encinitas, CA 92023-1640

Address

760-599-0755

Telephone

To Be Submitted As
Part of Bid Documents