STAFF REPORT

ITEM NO. 10

CITY OF OCEANSIDE

DATE: August 19, 2009

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **APPROVAL OF CHANGE ORDER 26, APPROVAL OF A BUDGET TRANSFER, AND ACCEPTANCE OF IMPROVEMENTS FOR THE EL CORAZON SENIOR CENTER**

SYNOPIS

Staff recommends that the City Council, approve Construction Change Order 26 in the amount of $31,390.39 to Jaynes Corporation of California for construction of the El Corazon Senior Center, authorize the City Engineer to execute the change order, approve a budget transfer of $320,000 from TransNet project account (90275420012), accept the work by Jaynes Corporation of California; and authorize the City Clerk to file a Notice of Completion with the San Diego County Recorder.

BACKGROUND

On October 10, 2007, the City Council awarded a construction contract in the amount of $8,414,841 to Jaynes Corporation of California for the construction of the El Corazon Senior Center project.

On March 19, 2008, the City Council approved a purchase order in the amount of $107,341 to San Diego Gas & Electric Company for construction of new underground gas and electric utility service lines and facilities for the El Corazon Senior Center.

On August 13, 2008, the City Council approved a professional services agreement in the amount of $474,924 to Dudek of Encinitas for construction management services.

On August 20, 2008, the City Council approved Construction Change Orders 1, 3, 6, 12, 13, and 14 in the amount of $256,745. The remaining construction change orders have been administratively approved in accordance with the January 24, 2008, Procurement of Goods and Services administrative directive.

ANALYSIS

Proportioning of Building and Road Costs

The $8,414,841 construction contract awarded to Jaynes Corporation consists of $6,000,000 for the Senior Center building and the surrounding parking lot, and $2,414,841 for the access road and utilities from Rancho del Oro Drive. The grading for the Senior Center building was included in the access road bid items, but is prorated between the building and the road in the analysis below to accurately reflect the total cost of each for GASB compliance.

	Base Bid		Change Orders		Total Paid	
Building	$6,416,583	76%	$114,050	30%	$6,530,633	74%
Road	$1,998,258	24%	$267,143	70%	$2,265,401	26%
Total	$8,414,841	100%	$381,193	100%	$8,796,034	100%

The table above indicates that the majority of the change order costs were attributable to the access road construction. The reason for this is that road construction involves a greater portion of below-ground work, which is more challenging to fully specify and estimate. Also, a section of the access road to the north and west of the Senior Center building was constructed over tailing ponds from the old sand mining operations. These are costly to remediate. The footprint of the Senior Center building avoids the tailing ponds. However, the future expansion area of the Senior Center to the west is located in an area of the tailing ponds. For this reason, one of the scope of service items in the proposed professional service agreement with Geocon on an upcoming agenda is to estimate the grading work required for any future Senior Center expansion. (A large room in the new Senior Center is pre-plumbed for future use as a commercial kitchen, and it would not require geotechnical engineering).

Summary of Individual Change Orders

The sum of Construction Change Orders 1 through 26 is $381,193. They are described summarized in the attachment, "Summary of Change Orders".

Staff requests approval of Construction Change Order 26 in the amount of $31,390. This change order includes several items such as tactile warning surfaces on the access ramps in front of the senior center, additional inside conduit for network and communication wiring, retaining walls behind fire hydrants and backflow preventers, additional traffic warning and guide signs along Senior Center Drive, and some tile and cabinetry work. The change order also includes final unit bid quantity adjustments for road work; the largest of which is $46,772 for additional roadway surface. (This cost was partially offset by reductions in other roadway items paid by installed quantity). The net cost of the final additions and reductions is $31,390 for this change order.

Budget Transfer Recommended

Concurrent with the opening of El Corazon Senior Center, full intersection improvements at Rancho del Oro and Senior Center Drive were essential for providing access to the new facility. These improvements include a traffic signal, storm drains, sidewalk and curb ramps, new asphalt paving at Rancho del Oro, and restriping of the all intersection streets, including Seagate Drive. The original cost estimate for the project included design elements intended for interim access to the Senior Center with the idea that more permanent and full-width improvements would be installed fairly soon when the City-owned property around the Senior Center develops. However, the completed intersection needs to serve the long-term access to the Senior Center without requiring removal and reconstruction for future development per the El Corazon Master Plan. These costs are appropriately funded by the City's allocation of Transnet funds for street maintenance.

The City anticipates additional post-completion costs for two items: A Record of Survey and street dedication documents for Senior Center Drive. This will be useful in the future as the City seeks leasing opportunities for the property to the south of the Senior Center. The second cost item is various small ADA accessibility enhancements. The present Senior Center is ADA compliant, but community members have identified some additional ramp and signage improvements to improve accessibility at minimal incremental cost.

The Seagate development project on the east side of Rancho del Oro Drive has reimbursed the City one-half of the $175,130 cost of the traffic signal, or $87,565, which was placed in the Traffic Signal Fund 508. The City also has an energy efficiency rebate payable in the amount of $6,191 from SDG&E for the Senior Center lights.

Staff requests the transfer of the $87,565 development fee from 5980.4895.00007 and the $6,191 rebate from the deposit account to the project account 906565700598, and authorization to spend up to $320,000 of Senior Center Drive and Rancho del Oro construction and maintenance costs from TransNet account (902754200212).

FISCAL IMPACT

The cost of the construction management services provided by Dudek is included in the construction support cost, which also includes work by Geocon (geotechnical engineering and testing) and Roesling Nakamura Terada Architects (answering construction-related design questions and reviewing contractor submittals). Project costs for FY 2008 and FY 2009 are summarized as follows:

Bid Award Amount (Jaynes)	$8,414,841
Construction Change Orders 1 through 26	$381,193
Construction Subtotal	$8,796,031
Other Direct Construction Costs	
SDG&E-installed Service Lines, $107,341 less $9,721 refund	$97,620

Water Service Capacity Fees	$67,814
Building Department Inspection Fees	$27,977
Prepaid Street Lighting Costs, City-purchased materials	$12,668
Engineer Support Costs	
Construction Management (Dudek)	$477,824
Civil Engineering Design and Survey (PDC)	$230,000
Architect Construction Support (Roesling Nakamura)	$109,631
Geotechnical Engineering Services (Geocon)	$93,500
Paleontology Monitoring (San Diego Natural History Museum)	$35,130
Staff Time and Overhead	$385,000
Record of Survey and Access Improvements, (estimated)	$120,000
Total Project Cost	$10,453,195

The original funding for the El Corazon Senior Center Project was $9,113,177 in Park Fee Funds (906565700598) and $1,025,679 in General Capital Project account (907404800501) for a total of $10,138,856. With the expenditure of up to $320,000 project costs from TransNet account (902754200212), the total available funding will be $10,458,856; thus making sufficient funds available.

26% of the project costs, or $2.7 million, are attributable to the road and infrastructure work outside of the Senior Center site, which will also benefit El Corazon Park and City-owned leasable commercial property. A study of the benefits attributable to the park versus commercial property has not been completed. However, the proportionate cost of the infrastructure improvements benefiting commercial acreage will be reimbursed to the Park Fees Fund when the future lease revenue is realized.

COMMISSION OR COMMITTEE REPORT

Does not apply.

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 Construction Change Order 26 in the amount of $31,390.39 to Jaynes Corporation of California for construction of the El Corazon Senior Center, authorize the City Engineer to execute the change order, approve a budget transfer of $320,000 from TransNet project account (90275420012), accept the work by Jaynes Corporation of California; and authorize the City Clerk to file a Notice of Completion with the San Diego County Recorder.

PREPARED BY:

Gary Kellison
Senior Civil Engineer

SUBMITTED BY:

Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

George Buell, Development Services Director

Scott O. Smith, City Engineer

Margery M. Pierce, Neighborhood Services Director

Teri Ferro, Financial Services Director

Attachment:
Summary of Construction Change Orders 1-26
Construction Change Order 26

Summary of Construction Change Orders 1-26

1. Additional excavation and removal of unsuitable soil	$42,135
2. Additional grading of slope north of the Senior Center	$2,225
3. Removal of buried rock and trash debris	$25,319
4. Install watertight joints on storm drain pipes on slopes	$2,218
5. Upsize grease trap per new code requirements for a future kitchen	$5,418
6. Removal of old mining tailings from roadway behind Senior Center	$135,225
7. Changes in storm drain piping	$4,486
8. Additional drainage ditches on slopes	$5,002
9. Over excavation of Senior Center building foundation	$4,864
10. Delete unnecessary vent piping in Senior Center building	-$2,212
11. increase the size of storm drain structures	$4,885
12. Subsurface drain and rock rip-rap at large storm drain outlet	$30,914
13. Additional trenching and conduit for electric service to the building	$11,342
14. Additional trenching and piping for new SDG&E gas service	$11,810
15. Additional vehicle detection for traffic signal at Senior Center Drive	$6,409
16. Improved access around building electric transformer	$3,378
17. Access ramps and concrete apron at Senior Center drive entrance	$19,254
18. Conduit for data network and alarm system inside the Senior Center	$11,370
19. Soffits and ceiling detailing to improve Senior Center interiors	$9,065
20. Various interior Senior Center building and sidewalk improvements	$17,520
21. Additional traffic signal heads at Rancho del Oro Boulevard	$3,988
22. Delete anti-graffiti coating and interior wood louvers	-$22,102
23. Various building interior finish improvements and site erosion control	$14,433
24. Additional pavement striping at Rancho del Oro Blvd intersection	$7,296
25. Change of palm tree species and delete temporary irrigation	-$4,439
26. Additional paving and final contract pay items	$31,390
Total of all construction change orders	$381,193

CITY OF OCEANSIDE
CONTRACT CHANGE ORDER

Date: **June 23, 2009**

Project#: **(501) 875048**

Project Title: **El Corazon Senior Center**

Change Order# **26.1**

This change provides for:

Reconciliation of Unit Priced Bid Items (Final)	**$14,508.39**
Extend Fire Sprinkler Heads and Add Soffits per RFI 193 and PCO 097	**$997.00**
Revise Conduit and Wire per RFI 229 and PCO 101	**$2,034.00**
Add Grey Truncated Domes at Ped Ramps per RFI 260 and PCO 111.1	**$1,802.00**
Modify Site Gate per ASI 15 and PCO 113	**$583.00**
Add Tile Base at Entry per FD 26 and PCO 120	**$1,502.00**
Add Conduit Sleeves for City Communications per FD 25 and PCO 121	**$1,401.00**
Add Retaining at Backflow and Hydrants per FD 27 and PCO 122	**$1,928.00**
Change Traffic Control Signs per FD #28 and PCO 123 dated 5-18-09	**$3,435.00**
Raise Storm Drain Cleanout and Manhole per RFI 138 and PCO 124	**$1,832.00**
Change Fire Alarm Devices per FD 29 and PCO 127	**$542.00**
Add Cabinet Changes at Kitchen Range per Punch List Item# 74	**$826.00**

TOTAL CONTRACT INCREASE		**$31,390.39**
Contract Amount:	$8,414,840.97	100.000%
Prior Change Orders:(1 thru 25)	$349,803.00	4.157%
Subtotal	$8,764,643.97	104.157%
Change Order# 26.1	$31,390.39	0.373%
Total	$8,796,034.36	104.530%

This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

Cost Impact: **Increase: X** Decrease: No Change:

By reason of this order the time completion will be adjusted as follows 0 days.

Recommended by: Gary Kellison

Gary Kellison, Senior Civil Engineer

Approved: CITY OF OCEANSIDE

By:_____

Scott O. Smith, City Engineer

Approved:_____

Jaynes Corp. of California-Contractor

Printed Name:_____

Contract Summary:

Initial Contract Amount:	$8,414,840.97
Change Orders: 1 thru 26.1	$381,193.39
Total Contract to Date:	$8,796,034.36

Additional Appropriation Required:_____ Yes No

Originals to: City Clerk

Copies to: Accounts Payable Contractor Inspector File

ENG/SP/005/2

El Corazon Senior Center Project
Unit Priced Bid Item Reconciliation
Change Order # 26-Item 1

Bid Item	Description	Unit	Unit Price	Bid Quant	Measured Quant	Difference +/-	Cost Adjustment	
43	6" Curb & Gutter	LF	$31.65	230	230	0	$0.00	
44	4" AC over 11" Agg Base	SF	$3.63	102,460	115,345	12,885	$46,772.55	
45	Asphalt Sidewalk	SF	$3.69	12,711	10,764	-1,947	($7,184.43)	
46	PCC Sidewalk	SF	$7.14	1,200	1,200	0	$0.00	
47	G-5 Type "A" Dike	LF	$3.90	3,500	4,549	1,049	$4,091.10	
48	Redwood Header	LF	$6.07	2,431	69	-2,362	($14,337.34)	
51	Monument M-10	EA	$448.38	9	0	-9	($4,035.42)	
66	Ped Ramp	EA	$1,147.84	6	4	-2	($2,295.68)	
50	Delineator Post	EA	$44.31	24	13	-11	($487.41)	
54	Striping	LF	$3.04	5,600	3,851	-1,749	($5,316.96)	
55	Signage 36" x 36"	EA	$299.78	28	19	-9	($2,698.02)	
56	R-1 Stop Sign	EA	$400.90	2	2	0	$0.00	

Change Order Amount **$14,508.39**

Contractor: Jaynes Corporation

Date: 6-23-09