

STAFF REPORT



ITEM NO. 7
CITY OF OCEANSIDE

DATE: August 20, 2008
TO: Honorable Mayor and City Councilmembers
FROM: Development Services Department
SUBJECT: **APPROVAL OF CHANGE ORDERS 1, 3, 6, 12, 13, 14, FOR THE EL CORAZON SENIOR CENTER**

SYNOPSIS

Staff recommends that the City Council approve Construction Change Orders 1, 3, 6, 12, 13, and 14 in amounts totaling \$256,745 to Jaynes Corporation of California for grading and utility work for the El Corazon Senior Center, and authorize the City Engineer to execute the change orders.

BACKGROUND

On October 10, 2007, the City Council awarded a construction contract to Jaynes Corporation of California for the construction of the El Corazon Senior Center project. Structural steel and wall framing on the senior center building commenced a month ago, and work on the building will continue until the public opening in spring 2009.

On March 19, 2008, the City Council approved a purchase order in the amount of \$107,341 to San Diego Gas & Electric Company (SDG&E) for construction of new underground gas and electric utility service lines and facilities for the El Corazon Senior Center. The expense was anticipated in the City's project cost estimate. In June 2008, SDG&E refunded \$25,000 to the City for costs estimated, but not incurred by the utility.

On August 13, 2008, the City Council approved a professional services agreement in the amount of \$474,924 with Dudek, Incorporated, of Encinitas, for construction management services for the El Corazon Senior Center project.

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.

ANALYSIS

Construction Change Orders 1, 3, 6, 12, 13, and 14 total \$256,745. The change orders cover additional construction costs for remediating substandard ground conditions below the roadways to the north and rear of the senior center building and additional

work extending utility service along the roadways. The cost of the earthwork change orders was anticipated prior to construction due to the unsuitable material identified in test excavations before the project was bid. The additional cost is included in the project construction contingency allowance. However, the amount of remedial earthwork could not be quantified for inclusion into the contractor's base bid price. Similarly, the additional utility work is based on the extra quantity of underground trenching from the nearest service point on Rancho del Oro Drive.

Construction Change Order 1 in the amount of \$42,135 provides for the excavation and placement of 26,500 cubic yards of material over and above the quantity estimated in the bid. The per cubic yard price for the additional grading is set by the contractor's bid.

Construction Change Order 3 in the amount of \$25,319 provides for the excavation and removal of 17,587 cubic yards of old construction debris such as concrete rubble, rebar, and trash buried under the senior center site. The price for work is based on the contractor's actual labor and equipment costs.

Construction Change Order 6 in the amount of \$135,225 provides for the removal of buried mine tailings from the location of the access road to the north and west of the senior center building. The mine tailings came from the gravel mining operation at El Corazon before the City of Oceanside owned the land. The tailings have a consistency of soft clay and cannot support a road. The change order work includes the following:

1. Removal of the tailings to a depth of 13 feet below the roadway surface.
2. Covering the remaining tailings with a layer of geosynthetic fabric and gravel.
3. Backfilling the remaining depth of the excavation with good soil.

The price for the work is based on the contractor's actual labor, equipment, and materials costs. The presence of buried construction debris and mine tailings was anticipated, but could not be accurately quantified for bidding purposes, and was therefore identified as extra work in the contract documents. The budget figure for Change Order/Construction Contingency includes the remedial grading work.

Construction Change Order 12 in the amount of \$30,914 provides for 230 tons of rock rip-rap placed at the outlet of an eight-foot-wide drainage channel. The rip-rap is necessary and shown on the plans, but was inadvertently omitted from the list of items for the contractor to bid. The change order also includes a separate drain and cut-off wall system to direct subsurface water from under the concrete drainage channel.

Construction Change Order 13 in the amount of \$11,342 provides for additional trenching, conduit and junction boxes to extend SDG&E's electrical service from Rancho del Oro Drive to the senior center building. The items are additions to the contractor's bid because SDG&E updated the plans after the contractor first bid them.

Construction Change Order 14 in the amount of \$11,810 is similar, but is for gas service infrastructure built by the City's contractor for SDG&E.

Construction Change Orders 2, 4, 5, and 7 through 11 were administratively approved in the aggregate amount of \$26,886. These change orders include larger storm drain structures, a larger kitchen grease trap, and removal of poor soils under storm drain trenches and a road embankment.

The total cost of all proposed Construction Change Order Nos. 1 through 14 is \$283,631. The overall cost of all present and any future yet-to-be-determined change orders is less than the amount of the construction contingency budget established at the outset of the project.

FISCAL IMPACT

The cost of the construction change orders is included in the construction contingency cost and summarized as follows:

Bid Award Amount		\$ 8,414,841
Change Order Nos. 1 to 14		\$283,631
Construction Management (Dudek)		\$474,924
Geotechnical Engineering (Geocon)		\$72,300
Water Service Capacity Fees		67,814
SDG&E Purchase Order Authorization		107,341
Change Order/Construction Contingency	\$ 841,484	
Less Change Order Nos. 1 to 14	283,631	
Less SDG&E Purchase Order Authorization	<u>107,341</u>	
Remaining Contingency		\$ 300,512
Construction Support Cost	\$680,000	
Less Dudek Services	474,924	
Less Geocon Services	<u>72,300</u>	
Staff Time		\$150,000
Architectural Review		<u>\$132,776</u>
Current Project Cost		\$10,004,139

The original funding for the El Corazon Senior Center Project was \$9,113,177 in Park Fund (598.845657) and \$1,025,679 in General Capital Projects (501.874048) for a total of \$10,138,856. The project budget reflects expenditures and encumbrances totaling \$9,266,736 with \$872,119 uncommitted. Therefore, there are sufficient funds for the construction change orders and to complete the project.

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 Orders 1, 3, 6, 12, 13, and 14 in amounts totaling \$256,745 to Jaynes Corporation of California for grading and utility work for the El Corazon Senior Center, and authorize the City Engineer to execute the change orders.

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

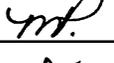
Margery M. Pierce, Neighborhood Services Director

Teri Ferro, Financial Services Director











Attachment:
Construction Change Orders 1, 3, 6, 12, 13, 14

CITY OF OCEANSIDE CONTRACT CHANGE ORDER

DATE: February 5, 2008

PROJECT # (501) 875048

PROJECT TITLE: El Corazon Senior Center

CHANGE ORDER 1

PURCHASE ORDER # 77466

This change order provides for:

Added quantity of excavated material per Bid Item# 5:

Change 156,000cy to 182,500cy...Add 26,500cy @ \$1.59= \$42,135.00

Five (5) working days shall be added to the contract time.

Total for Change Order #1 \$42,135.00

Contract amount:	\$8,414,840.97	100.0%
Prior Change Orders (n/a)	<u>\$0.00</u>	<u>0.0%</u>
Subtotal	\$8,414,840.97	100.0%
Change Order 1	<u>\$42,135.00</u>	<u>0.5%</u>
Total	\$8,456,975.97	100.5%

This Change Order shall include all general contractor's overhead, profit and incidentals, and 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 of completion will be adjusted as follows 5 days.

Recommended by: _____
Gary Kellison, Senior Civil Engineer

Contract Summary:

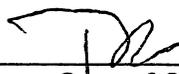
Initial Contract Amount: \$8,414,840.97

Change Order 1 \$42,135.00

Total to Date: \$8,456,975.97

Approved: **CITY OF OCEANSIDE**

By: _____
Scott O. Smith, City Engineer

Approved: 
Jaynes Corp of California, Contractor

Printed Name: DAVID SZABO

Additional Appropriation Required: X
Yes No

Original to: City Clerk
Copies to: Accounts Payable Contractor Inspector File

**CITY OF OCEANSIDE
CONTRACT CHANGE ORDER**

DATE: April 10, 2008

PROJECT # (501) 875048

PROJECT TITLE: El Corazon Senior Center

CHANGE ORDER 6

PURCHASE ORDER # 77466

This change order provides for:

Remedial rough grading for unsuitable soil conditions discovered during construction:

1. PCO 005	Excavate and replace unsuitable soil at Senior Center Drive	\$2,106.00
2. PCO 006.1	Excavate and replace unsuitable soil at Roadway CC	\$102,061.00
3. PCO 008	Change rough grading tolerance to +/- 0.1 (deduct)	<\$3,800.00>
4. PCO 011	Excavate test pits for geo-technical evaluation	\$1,619.00
5. PCO 012	Excavate and replace unsuitable soil at Roadway BB	\$16,837.00
6. PCO 015	Place supplement fill at Roadway BB	\$16,402.00
TOTAL CONTRACT INCREASE		\$135,225.00

Contract Amount:	\$8,414,840.97	100.00%
Prior Change Orders (1 thru 5)	<u>\$77,315.00</u>	<u>0.91%</u>
Subtotal	\$8,492,155.97	100.91%
Change Order 6	<u>\$135,225.00</u>	<u>1.60%</u>
Total	\$8,627,380.97	102.51%

This Change Order shall include all general contractor's overhead, profit and incidentals, and 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 of completion will be adjusted as follows 20 days.

Recommended by: _____
Gary Kellison, Senior Civil Engineer

Contract Summary:

Initial Contract Amount: \$8,414,840.97
Change Orders 1 thru 6: \$212,540.00
Total Contract to Date: \$8,627,380.97

Approved: **CITY OF OCEANSIDE**

By: _____
Scott O. Smith, City Engineer

Approved: 
Jaynes Corp of California, Contractor

Additional Appropriation Required: _____
Yes No

Printed Name: DAVID SZABO

Original to: City Clerk
Copies to: Accounts Payable Contractor Inspector File

**CITY OF OCEANSIDE
CONTRACT CHANGE ORDER**

DATE: June 12, 2008

PROJECT # (501) 875048

PROJECT TITLE: El Corazon Senior Center

CHANGE ORDER 12

This change order provides for:

Add subdrain and rip rap at D-40 energy dissipater per FD# 4 and PCO 027= \$30,914.00

TOTAL CONTRACT INCREASE \$30,914.00

Contract Amount:	\$8,414,840.97	100.00%
Prior Change Orders (1 thru 11)	<u>\$229,565.00</u>	<u>2.72%</u>
Subtotal	\$8,644,405.97	102.72%
Change Order 12	<u>\$30,914.00</u>	<u>0.36%</u>
Total	\$8,675,319.97	103.08%

This Change Order shall include all general contractor's overhead, profit and incidentals, and 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 of completion will be adjusted as follows 0 days.

Recommended by: _____
Gary Kellison, Senior Civil Engineer

Contract Summary:

Initial Contract Amount: \$8,414,840.97

Change Orders 1 thru 12 \$260,479.00

Total Contract to Date: \$8,675,319.97

Approved: **CITY OF OCEANSIDE**

By: _____
Scott O. Smith, City Engineer

Approved: 
Jaynes Corp of California, Contractor

Additional Appropriation Required: _____
Yes No

Printed Name: DAVID SCABO

Original to: City Clerk
Copies to: Accounts Payable

Contractor

Inspector

File

