



DATE: January 4, 2012
TO: Chairman and Members of the Community Development Commission
FROM: Development Services Department
SUBJECT: **APPROVAL OF CHANGE ORDER 1 FOR THE TYSON STREET PUBLIC PARKING LOT AND COASTAL RAIL TRAIL PROJECT**

SYNOPSIS

Staff recommends that the Community Development Commission (CDC) approve Change Order 1 in the amount of \$218,000 to Jeff Tracy, Inc., dba Land Forms Landscape Construction, of Laguna Niguel for the Tyson Street Public Parking Lot and Coastal Rail Trail project located east of Myers Street and west of the railroad tracks between Wisconsin Street and Tyson Street.

BACKGROUND

On June 22, 2011, the CDC awarded a contract in the amount of \$1,419,233 for the Tyson Street Parking Lot and Coastal Rail Trail project.

On August 20, 2011, City Public Works Department crews removed encroaching private rear-yard fences and trash from the City-owned parking lot site; and erected a temporary chain-link fence to protect the exposed yards from the parking lot construction, which is now underway. The demolition work was scheduled to give the residents about six months of advance notice so that they could remove any of their rear-yard improvements they wanted to keep.

ANALYSIS

As awarded, the project includes a six-foot-high, decorative wood fence along the rear yards of the residences and the west side of the parking lot. The fence was designed to sit on top of a low (from zero to two feet high) concrete block retaining wall. The wall is part of the project because the parking lot is slightly higher than the adjacent residents' yards.

After the award of the construction contract, several of the residents between Myers Street and the parking lot contacted City staff requesting the wood fence be replaced with something more substantial to better protect their yards.



Change Order 1 addresses that request and includes the following items:

- A six-foot high free-standing concrete block wall on top of the retaining wall
- Tan-colored concrete blocks with a split-face finish on both sides
- Solid-grouted (no hollow cells) and topped with a cap block
- Five-gallon size vines planted every five feet along the wall for graffiti control
- Irrigation system for the proposed vine plantings
- A larger concrete footing to support the additional wall height

The proposed wall is similar to other concrete block walls, which are the predominate wall type along the rail corridor.

Change Order No 1, in the amount of \$218,000, is the net price of the listed items, minus the deleted cost of the originally planned wood fence that had a bid price of \$37,275. The total length of the wall is 1635 linear feet.

The 1635-linear-foot concrete block fence will be permanent and will provide some noise attenuation, compared to a wood fence that had a projected life span of ten years before needing to be replaced.

To keep the parking lot construction on schedule to completion in May 2012, the contractor is proceeding with the wall change order work. A memo describing the wall change order was sent to the City Council on December 2, 2011.

FISCAL IMPACT

The total cost of the project, including the base bid contract, Change Order 1, staff time, professional engineering support services, and contingency is \$1.9 million.

The adopted budget for the Tyson Parking Lot and Coastal Rail Trail project is \$2,432,600 in account 912118400504; therefore, sufficient funds are available.

Budget:

Professional Services	\$1,000,600	912118400504.5305.10600
Infrastructure	<u>\$1,432,000</u>	912118400504.5703.10610
Total:	\$2,432,600	

Expenditures:

Contract:	\$1,419,233	912118400504.5703.10610
Change Order #1	\$ 218,000	912118400504.5703.10610
Available for other Expenditures including Engineering support	<u>\$ 795,367</u>	
Total:	\$2,432,600	

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

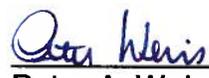
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PREPARED BY:



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

Kathy Baker, Redevelopment Manager

Teri Ferro, Financial Services Director











Attachments: Construction Change Order 1

**CITY OF OCEANSIDE
CONTRACT CHANGE ORDER #1**

PROJECT TITLE: Tyson to Wisconsin St. Parking Lot

CHANGE ORDER No. 1
Account 912118400504.5703
DATE November 18, 2011
PURCHASE ORDER # 1001.187

This change order provides for: Lump Sum net price for 1635 LF of 8" split face on both sides CMU wall, 6 ft high on the parking lot side, and constructed according to City of San Diego information bulletin #223 with vertical rebar in every grout cell. Block color is Orco "tan," or approved equal, using 8 x 8 x 16-inch CMU's. Wall length is estimated, and excludes 140 LF of existing CMU wall. (Type C-3 CMU wall will still be installed in front of the existing CMU wall, and will be paid for at the contract unit price.)

Includes irrigation over the length of the wall with flood bubblers, six 1-1/2 control valves, six 1-1/2 ball valves and five-gallon vines at five feet on center (excludes the existing wall section already covered in vines).

Cost: Increase \$218,000 Decrease _____ No Change _____

Upon careful consideration of the work specified by this change order, the contractor agrees to provide all equipment and labor, to furnish the materials except as otherwise noted above, and will accept the prices shown above as full payment to perform the services necessary to complete in place.

Contract Time Adjustment:

By reason of this order the time of completion will be adjusted as follows 45 days.

Contract Summary:

Recommended by: *Jay Williams*
Project Manager
CITY OF OCEANSIDE

Initial Contract Amount \$ \$1,419,233 (87%) Accepted:
Previous CCOs (none): \$ 0 (0%) Printed name:
This Change Order No. 1 \$ \$218,000 (13%)
Total to Date: \$ \$1,637,233 (100%) Approved By:

Kenneth Varley
KENNETH VARLEY
Land Forms Landscape Co
CONTRACTOR

Scott O. Smith, City Engineer
CITY OF OCEANSIDE

Additional Appropriation Required X
Yes No

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



THE CITY OF SAN DIEGO

SPECIFICATIONS FOR

Wood and Masonry Fences

CITY OF SAN DIEGO DEVELOPMENT SERVICES
1222 FIRST AVENUE, MS 301 SAN DIEGO, CA 92101-4101
CALL (619) 446-5300 FOR APPOINTMENTS AND (619) 446-5000 FOR INFORMATION

INFORMATION
BULLETIN

223

FEBRUARY 2009

The Construction of masonry or wood fences, six feet or less in height and not supporting any other superimposed loads such as those resulting from the self weight of chain link fences, glass panels, etc, does not require a construction permit from the City of San Diego, Development Services Department. However, their construction and location is regulated by the California Building Code as amended by the City of San Diego. This information bulletin outlines the City's requirements. For specific information about the fence zoning regulations on your lot, call Information and Application Services Division at (619) 446-5000.

Documents Referenced in this Information Bulletin

- San Diego Municipal Code, (SDMC)
- Information Bulletin 221, Minimum Requirements for Retaining Wall/Level Backfill
- Information Bulletin 222, Minimum Requirements for Retaining Wall/Sloping Backfill

I. FENCE HEIGHT PER SDMC

Fence heights are also regulated by the zoning laws of the City. Fence height is measured from the lowest grade abutting the fence to the top of the fence, except that the height of a fence on top of a retaining wall is measured from the grade on the higher side of the retaining wall. (SDMC 113.0270(b)(1)(A)).

II. DESIGN CRITERIA

Material requirements in Table A are based on the following design criteria:

1. Wind speed 85 MPH, Exposure C.
2. Seismic Design Category D.
3. Soil bearing pressure is 1,500 psf minimum.
4. For the purpose of the structural design, wall height shall be measured from the top of the footing to the top of the wall.
5. Footing depth shall be 24 inches below finish grade and 12 inches of compacted soil is required on top of footing to stabilize the wall.
6. For zoning requirements fence height shall be measured from finish grade.

If the design criteria are different table values must be adjusted.

III. ZONING REGULATIONS

San Diego Municipal Code Chapter 14 Article 2 Division 3 regulates the location and the height of the fences in the required setbacks and in the visibility area as follows:

1. Solid fences and standard all metal chain link fences (open fences), located on the front or street side property line, shall not exceed 3 feet in height except as provided in Section 142.0310(c)(1)(C) of the SDMC.
2. Fences located in required side yards and required rear yards are permitted up to 9 feet in height. Any portion of the fence above 6 feet in height shall be an open fence.

3. Fences in visibility areas shall not exceed 3 feet in height.

IV. WOOD/CHAIN LINK FENCES

Details for typical wood panel lock fences, board fences, and chain link fences are shown in Figures 1, 2, and 3.

Additional requirements are noted below:

- A. Wood posts shall be of naturally durable or preservative-treated wood (CBC 2304.11.2.7). Wood posts shall be No. 2 foundation-grade redwood, or pressure-treated Douglas fir-larch No. 2 or better.
- B. Preservative treatment must be applied to the ends of wood posts buried in the ground.
- C. Set posts/pipes in 12-inch diameter concrete footings extending at least 24 inches into undisturbed natural ground or properly compacted fill. Footings must be placed over 3 inches of loose gravel. Wood posts must extend through concrete footings to gravel below.
- D. Structures located in Very-High Fire Hazard Severity Zones, governed by Chapter 7A of the California Building Code, or Brush Management Zones, governed by the City of San Diego's Brush Management Ordinance, may need to meet additional fire protection requirements.

IV. CHAIN LINK FENCES

This information bulletin does not address the design of the metal chain link fence and the supporting metal posts. Sizes and spacing should follow manufactures installation specifications. Figure 3 shows footing requirements for chain link fence not more than 6 feet in height.

V. MASONRY FENCES

Table A contains dimensional requirements for masonry fences and footings. All footings must extend at least 12 inches into undisturbed natu-

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ral soil or compacted fill which has been compacted to at least 90 percent density. Soil should be dampened prior to placing concrete in footings, See figure 4.

If fences do not conform with the design criteria in this bulletin, fences shall be designed by a registered professional (civil engineer or architect) licensed in the State of California. Plans may be submitted and soil report may be required.

A. MASONRY BLOCKS

Concrete masonry units shall be of sizes shown on drawings and conform to ASTM C 90 (CBC 2103.1) Medium Weight Units with maximum linear shrinkage of 0.06%, $F'_m = 1,500$ psi grouted solid reinforced cells.

All head and bed joints shall be 3/8" thick. Bed joints of the starting course over the concrete foundation may be between 1/4" and 3/4". (ACI 530.1-05 section 3.3B)

No special inspection is required for fences up to 6 feet in height.

B. CONCRETE

Concrete for footings must have a minimum compressive strength of 2,500 psi at 28 days. (CBC 1805.4.2.1). Cement shall conform to ASTM C 150 (ACI 318-05 section 3.2)

Note: Plastic (Stucco) cement ASTM C 1328 is not permitted in fences located in Seismic Design Category D.

C. MORTAR

The mortar mix must have a compressive strength equal to 1,800 psi minimum (CBC Table 2105.2.2.1.2). Mortar for use in masonry construction shall conform to ASTM C 270 and shall conform to the proportion specifications of Table 2103.8(1) or the property specifications of Table 2103.8(2) of the CBC.

D. GROUT

Grout must have a compressive strength equal to 2,000 psi minimum. Grout shall conform to Table 2103.12 or to ASTM C 476. When grout conforms to ASTM C 476, the grout shall be specified by proportion requirements or property requirements (CBC 2103.12)

E. REINFORCING STEEL

Reinforcing steel must be deformed and comply with ASTM A 615 (CBC 2103.13.1), Grade 40 or 60. When one continuous bar cannot be used, a lap or splice of 40-bar diameters is required. All bars shall be clean of loose flaky rust, grease or other materials likely to impair bond. (ACI 318-05 section 5.7).

Reinforcement in concrete shall be protected from corrosion and exposure to chlorides. (ACI 318-05 section 7.7.6). Concrete protection for reinforcement shall be at least 3" to earth

when the concrete is poured against the earth. (ACI 318-05 section 7.7.1).

F. MORTAR KEY

To insure proper bonding between the footing and the first course of block, a mortar key must be formed by embedding a flat 2x4 flush with and at the top of the freshly placed footing. It should be removed after the concrete has started to harden (about 1 hour). A mortar key may be omitted if the first course of block is set into the fresh concrete and a good bond is obtained.

Table A / Requirements for Masonry Walls

Fence height, H (feet)	Material	Footing width, W	Reinforcing steel
4	6" concrete block	1' - 10"	#4 @ 16" o.c.
	8" concrete block	1' - 11"	#4 @ 24" o.c.
5	6" concrete block	2' - 3"	#5 @ 8" o.c.
	8" concrete block	2' - 4"	#4 @ 24" o.c.
6	8" concrete block	2' - 11"	#4 @ 8" o.c.

Figure 4 / Masonry Fence

