



SONOMA COUNTY

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

Summary Report

Agenda Date: 2/26/2019

To: Board of Supervisors

Department or Agency Name(s): Transportation and Public Works

Staff Name and Phone Number: Johannes J. Hoevertsz 707-565-2231

Vote Requirement: Majority

Supervisory District(s): All

Title:

Airport Long Term Parking Lot Construction

Recommended Actions:

Approve and authorize the Chair to sign Contract Change Order No. 7 to the construction contract with Ghilotti Construction Company, Inc. in the amount of \$272,969.89 for a total contract amount of \$4,057,620.35 for changes related to unforeseen signage obstructions and associated hand excavation work.

Executive Summary:

The Department of Transportation and Public Works (TPW) requests approval and authorization for the Chairperson to sign a contract change order with Ghilotti Construction Company, Inc., for construction of the Airport's Long Term Parking Lot Project, APC005. The total cost of the change order will be \$272,963.89 for costs associated with changes due to unforeseen signage obstructions and associated hand excavation work requested by the Airport.

Discussion:

Ghilotti Construction Company, Inc. was awarded the Airport Long Term Parking Lot Project, APC005 on August 22, 2017 as a result of a competitive solicitation.

The Director of Transportation and Public Works is authorized to approve change orders of: \$5,000 for contracts up to \$50,000, 10% of the contract value for contracts up to \$250,000, and \$25,000 plus 5% of the original contract value for contracts over \$250,000, not to exceed \$50,000. For this contract, the Director of Transportation and Public Works is authorized to approve change orders up to \$50,000

This construction project has had five (5) change orders approved by the Director of Transportation and Public Work and one (1) approved by the Board of Supervisors. A summary of previous change orders is as follows:

Change Order #1: Director of TPW approved April 20, 2018, for the amount \$33,536.25 for changes including sidewalk plan changes, parking lot light fixtures, temporary power for parks and irrigation systems, strip grindings and removal of buried fabric, removal of buried concrete from subgrade, removal and replacement of 4 exiting parking lot light fixtures, relocation of light pole #S16, and sidewalk change at bus stop.

Change Order #2: Director of TPW approved April 20, 2018, for the amount \$49,577.00 for changes including addition of several directory signs.

Change Order #3: Board of Supervisors approved May 22, 2018, for the amount \$120,475.00 for changes related to the Airport's revised / updated long term parking lot electrical plans.

Change Order #4: Director of TPW approved June 20, 2018, for the amount \$45,469.80 for changes including removal and disposal of unsuitable soils and bio-swale storm drain modification.

Change Order #5: Director of TPW approved July 30, 2018, for the amount \$34,477.69 for changes including removal and disposal of trees and shrubs, 50/50 cost share of larger AC grinder, and extra work mixing and placing fill dirt.

Change Order #6: Director of TPW approved December 14, 2018, for the amount \$40,838.36 for changes including removal and replacing two single port EV charging stations, landscape remedy improvements, conduit repairs for underground infrastructure conflict adjustment for electrical infrastructure related to parking system canopy.

Due to unforeseen signage obstructions and associated hand excavation work, the Airport is requesting approval of a final Change Order #7 for completion of construction of the Airport Long Term Parking Lot Project, APC005 in the amount of \$272,969.89.

Costs involved in Change Order #7 will include the following considerations:

1. The signage program had unforeseen obstructions and required hand excavation work to place signs within design locations. Hand excavation work included hand digging around several below grade existing conduits, irrigation lines, and prior signage concrete structures. Hand excavation was required in lieu of machine excavation in these instances, to avoid utility conflicts by providing a more manual controlled environment. This work included labor hours and equipment to remove obstructions not identified on the contract plans, and/or soil conditions not clearly described in the plans. Total cost: \$8,509.89
2. Quantities that were over the unit amounts are identified as quantity overruns. The amount was a fixed payment of unit cost and authorized based on field inspection verification for units provided. Some of these quantities were due to parking lot changes to better enable the passenger experience for ingress and egress to the Airport, including potential long-term revenue opportunities. In addition, these quantities are used for unforeseen soil conditions that required additional unsuitable soil remediation to adequately compact the project site. Total cost: \$308,510.00.
3. Quantities not used to the original assumed amount and credited back to the contract. This amount does not reflect a negative change order to the contractor. Total cost: (-\$44,050.00).

All work to be in accordance with the applicable portions of the Standard Specifications, Special Provisions, and as directed by the Engineer. This Change Order #7 cost covers the material, equipment, and labor to accomplish the work as directed and is the agreed lump sum price to compensate the contractor for these additional work items.

This Contract Change Order will also include a contract time adjustment of 10 working days.

Prior Board Actions:

5/22/2018 No. 34 Airport Long Term Parking Lot Constructions, C0005 Contract Change Order #3 to Ghilotti Construction Company, Inc. in the amount of \$120,475.00

5/8/2018 No. 58 Approval of a \$5,120,000 loan from the California Infrastructure and Economic Development Bank for design and construction of the long term parking lot. Proceeds from the loan were used to pay off County Treasury Notes.

8/22/2017 No. 26 Award of contract for construction to Ghilotti Construction Company, Inc. in the amount of \$3,743,813.60

8/22/2017 No. 24 Resolution 17-0310 Board approved \$4,000,000 Note for long term parking lot

9/13/2017 No. 42 Board approved design contracts for long term parking lot and passenger terminal

9/13/2017 No. 41 Resolution 16-0346 Board approved \$2,200,000 Note for long term parking lot and passenger terminal design.

2/9/2016 No. 40 Board received Airport update and requested Airport staff proceed with plans to expand the passenger terminal and long term parking

FISCAL SUMMARY

Expenditures	FY 18-19 Adopted	FY19-20 Projected	FY 20-21 Projected
Budgeted Expenses	272,970		
Additional Appropriation Requested			
Total Expenditures	272,970		
Funding Sources			
General Fund/WA GF			
State/Federal			
Fees/Other	272,970		
Use of Fund Balance			
Contingencies			
Total Sources	272,970		

Narrative Explanation of Fiscal Impacts:

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Funding will come from Airport Operating Income as the work completed under this change order was unforeseen and therefore exceeds the proceeds from the iBank loan approved by the Board on May 8, 2018.

Staffing Impacts:			
Position Title (Payroll Classification)	Monthly Salary Range (A - I Step)	Additions (number)	Deletions (number)

Narrative Explanation of Staffing Impacts (If Required):

Attachments:

Contract Change Order No. 7, Memorandum Dated January 16th, 2019

Related Items “On File” with the Clerk of the Board: