



## SUMMARY REPORT

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**Agenda Date:** 4/9/2019

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**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):** 5

**Title:**

Community of Occidental American with Disabilities Act Improvements Project - Phase 3, C18001, Approval of Change Orders No. 2, 3, and 4

**Recommended Actions:**

Approve and authorize the Chair to sign Change Orders No. 2, 3, and 4 to the construction agreement with Piazza Construction in the amount of \$114,370.28, \$133,795.00, and \$123,228.00 for a revised contract total amount of \$1,942,963.93 to add and complete work for unforeseen project conditions at various locations in the Community of Occidental.

**Executive Summary:**

The Department of Transportation and Public Works (TPW) requests approval and authorization for the Chair to sign three change orders to the Occidental Americans with Disabilities Act Improvements - Phase 3 project, C18001, with Piazza Construction. The total cost of the change orders is \$371,393.28, and will add 36 days of contract time for work necessary to deal with unforeseen project conditions and to compete sidewalk and paving gaps in the project area.

**Discussion:**

On August 1, 2017, the Board awarded low bidder, Piazza Construction Company Inc., a construction contract in the amount of \$1,571,570.65, plus a 10% contingency. The work consisted of reconstruction or retrofitting existing pedestrian and roadway items and removal of accessibility barriers.

After the contract was awarded, unforeseen project conditions arose, including buried obstacles that were not identified prior to construction and the discovery of several utilities both abandoned and active, underground tanks, and previously unknown and unmarked building features.

Change order #2 includes work for the following items, which have been completed by the contractor:

- During the process of constructing the ADA Project, an unidentified Occidental County Sanitation District (District) District sewer force main pipe was damaged. The District funded the replacement of the damaged portion of the pipe. Approximately 100 feet of 4-inch sewer force main that was within the construction area was replaced.
- The changes to the existing sidewalk adjacent to the Hinterland store front required by the settlement

agreement resulted in the building overhang above the new sidewalk being too-low. The contractor modified the overhang in order to achieve a 6 foot, 8-inch clearance. Fascia board and roofing associated with this work was also replaced.

- Due to discovery of two underground storage tanks under the new sidewalk locations adjacent to the Hinterland store, construction barricades near the store that limited access were removed and replaced with temporary guardrail and hand-railing until hand-railing could be installed.
- The Bohemian Market building overhang required a temporary support structure in order to replace the sidewalk per plan that was not anticipated in the original design.
- Two undocumented PG&E conduits were discovered and were in the way of planned storm drain boxes and would interfere with the planned storm drain pipe depth. One drop inlet needed to be removed and relocated slightly to the north to mitigate the conflict.
- A previously unknown basement under the sidewalk fronting the Union Hotel was discovered during the project. The basement extended under the Union Hotel sidewalk and needed extensive modifications to support the new, planned ADA compliant sidewalk. A local Structural Engineer provided signed plans detailing the necessary structural improvements. The work included the demolition of existing framing in the basement area, reconfiguring existing phone equipment, and installing the support structure for the ADA compliant sidewalk various other work necessary to complete the work.

Change Order #3 includes work for the following items, which have been completed by the contractor:

After the contract was awarded, a need for additional work arose in order to provide a continuous ADA compliant path of travel between Downtown Occidental and other amenities in Occidental like the Occidental Center for the Arts and Occidental Community Center. The sidewalk will increase walkability and help influence economic productivity. This work, which has been completed by the contractor, fills a gap between two segments of existing sidewalk on the northbound lane of Bohemian Highway, between Jomark Lane and Hazel's Restaurant (approximately 250 lineal feet).

Change Order #4 includes work for the following items, which have been completed by the contractor:

After the contract was awarded, a need for additional work arose in order to provide a uniform finished paving surface to complete the project, additional paving not anticipated in the original project was added in areas along Bohemian Highway, Hill Street and surrounding areas in order to complete the gaps between the planned contract work.

In total, these improvements cost \$371,393.28 and added an additional 36 days of contract time.

**Prior Board Actions:**

10/9/18 SCWA Board of Directors approved funding agreement for repair of existing force main and the construction of new force main

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8/1/17 Board awarded contract for Occidental ADA Improvements Phase 3 - C18001

11/15/16 Board awarded Contract for Graton ADA Improvements Phase 2 - C15016

10/20/15 Board awarded Contract for Graton ADA Improvements Phase 1 - C15016

3/10/15 Board approved Settlement Agreement between Hollynn Delil and the County of Sonoma

**FISCAL SUMMARY**

<b>Expenditures</b>	<b>FY 18-19 Adopted</b>	<b>FY19-20 Projected</b>	<b>FY 20-21 Projected</b>
Budgeted Expenses	\$371,393.28		
Additional Appropriation Requested			
<b>Total Expenditures</b>	\$371,393.28		
<b>Funding Sources</b>			
General Fund/WA GF			
State/Federal			
Fees/Other	\$25,000		
Use of Fund Balance	\$346,393.28		
Contingencies			
<b>Total Sources</b>	\$371,393.28		

**Narrative Explanation of Fiscal Impacts:**

Appropriations for the project were included in the FY 18-19 Road Division Capital Improvements budget utilizing available road fund balance and \$25,000 from 18/19 Measure L fund allocation to roads.

<b>Staffing Impacts:</b>			
<b>Position Title (Payro</b>	<b>Monthly Salary Range (A - I Step)</b>	<b>Additions (number)</b>	<b>Deletions (number)</b>

**Narrative Explanation of Staffing Impacts (If Required):**

NA

**Attachments:**

Change Order No. 2, 3 and 4

**Related Items "On File" with the Clerk of the Board:**

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NA