



Agenda Item No. _____

File Code No. 530.04

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: March 20, 2012

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Increase In Construction Change Order Authority For The Fiscal Year 2011 Sidewalk Access Ramp Project

RECOMMENDATION:

That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work by Lash Construction, Inc., for the Fiscal Year 2011 Sidewalk Access Ramp Project, Contract No. 23,836, in the amount of \$11,588.06, for a total project expenditure authority of \$137,808.06.

DISCUSSION:

BACKGROUND

The Fiscal Year 2011 Sidewalk Access Ramp Project (Project) consisted of installing ten sidewalk access ramps, eight of which completed three priority pedestrian corridors that had been established through coordination between Public Works Staff and the Access Advisory Committee. These included one ramp on the De La Vina Street Corridor, one ramp on the Modoc Road Corridor, and six ramps on the Coast Village Road Corridor. The remaining two ramps are located at the intersection of Quinto Street and Orella Street, in close proximity to Cottage Rehabilitation Hospital.

On July 12, 2011, Council awarded the Project construction contract to Lash Construction, Inc., in the amount of \$111,220, and authorized expenditures for extra work in the amount of \$15,000.

CURRENT STATUS

The work covered by the change order request falls into two categories, unforeseen conditions and concealed changes in quantities. The work relating to unforeseen conditions was located on Coast Village Road, Calle Laureles, Quinto Street, and Modoc Road, and was required to complete the original scope of the Project. The approved amount of this change order work is \$7,658. The concealed changes in

quantities work required removal of unsuitable soils, replacement of additional thickness of concrete and asphalt hardscape, and replacement of a larger area of the sidewalk and street to meet adjacent existing improvements. The difference in cost between estimated bid quantities and actual quantities measured for payment resulted in an additional cost of \$18,930. The total overall change order costs are \$26,588. This amount exceeded the change order authorization by \$11,588, for a total project expenditure of \$137,808.

Pedestrian access ramp projects have a high level of change order risk, relative to the overall contract amount, because the small scope of work at multiple sites does not justify the expense of soils reports, potholing to determine pavement thickness, and extensive survey data as would be done on a large scale project. For example, even small variations in surface improvements, typically not measured by spot survey, result in changes needed to satisfy the tight slope tolerances mandated by the Americans with Disabilities Act. City staff have experienced that overall design cost increased significantly with additional up front effort to identify the factors that affect quantities, and this effort did not reduce the final construction costs.

To manage these project types, extra engineering effort is required during construction to facilitate a quality finished product. These project types use bid quantities so most changes are at bid rates. Staff developed an accounting management spreadsheet for tracking payment quantities versus bid quantities and for forecasting remaining quantities to better determine when a project would exceed the approved budget. In addition, the directed change order work was limited to only items deemed absolutely necessary to complete the original scope of the work, in order to leave the largest cushion available for future changes. This analysis predicted that total construction costs would be close to the expenditure authority; however, the ramps that began construction near the end of the project were the most problematic with the largest changed conditions. This request will be the final encumbrance to complete the project.

BUDGET/FINANCIAL INFORMATION:

FUNDING

The following summarizes the additional expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Base Contract	Change Order	Total
Initial Contract Amount	\$111,220	\$15,000	\$126,220
Proposed Increase	-0-	\$11,588	\$11,588
Totals	\$111,220	\$26,588	\$137,808

The following summarizes all Project design costs, construction contract funding, and other Project costs.

ESTIMATED TOTAL PROJECT COST

Design	\$18,000
Construction Contract	\$111,220
Construction Change Order Allowance	\$26,588
Construction Management/Inspection (by City Staff)	\$33,013
Construction Subtotal	\$170,821
Project Total	\$188,821*

**Cents have been rounded to the nearest dollar in this table.*

There are sufficient funds in the Streets Fund to cover the extra work item.

SUSTAINABILITY IMPACT:

The Project will improve the safety and accessibility for pedestrians throughout the City. Therefore, this Project will contribute to the City's sustainability goals by encouraging more people to walk along these corridors, reducing energy consumption, and air pollution.

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SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office