



Agenda Item No. _____

File Code No. 570.05

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: August 23, 2011

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department
Facilities Division, Public Works Department

SUBJECT: Increase In Construction Change Order Authority For The MacKenzie Parking Lot Storm Water Infiltration Project

RECOMMENDATION:

That Council authorize an increase in the Public Works Director's Change Order Authority to approve expenditures for extra work for the MacKenzie Parking Lot Storm Water Infiltration Project, City Contract No. 23,837, between Shaw Contracting, Inc., and the City, in the amount of \$181,609, for a total project expenditure authority of \$586,662.

DISCUSSION:

BACKGROUND

The MacKenzie Parking Lot Storm Water Infiltration Project (Project) was awarded July 12, 2011, to install 13,500 square feet of permeable concrete pavers in the 35,000 square foot lower parking lot of MacKenzie Park (see attached Project Map). The Project is designed to capture and treat the volume of storm water generated from a 1-inch, 24-hour storm event. The Project will be used as an example of a relatively simple Best Management Practice that meets the City's Storm Water Management Program (SWMP) requirements and can be installed almost anywhere with existing hardscape and low traffic volumes (site conditions permitting).

CURRENT STATUS

Repaving the entire MacKenzie Park parking lot was considered but not proposed at the time the Project was competitively bid because funds for the extra work were not identified at that time. Following the award of the construction contract, additional funding was identified from the Intra-City Services Fund to repave the remaining area of the parking lot. Repair and replacement of existing parking lots is identified in the Six-Year Capital Improvement Program, and replacement of this parking lot is a priority to be completed within the first two years. The existing parking lot pavement is in very

poor condition and has no road base or foundation. In addition to replacing the parking stalls with permeable pavers under the current contract, this proposed extra work involves removing the existing asphalt and replacing the remaining 21,500 square foot area of travel lanes (non-parking areas) with 8" of base material and 4" of asphalt. Allowing the City's existing contractor, Shaw Contracting, Inc. (Shaw), to complete this work in conjunction with the scheduled permeable paver installation is recommended since this will minimize closure of this highly used parking lot, and will contribute to reducing the total repaving costs. Shaw will already be mobilized with their equipment and crews in this location, and many of the cost elements of repaving the lot were included as bid items in Shaw's existing construction contract. Using Intra-City Services Fund for the proposed extra work may result in a one to two year delay in replacement of the Cabrillo Ballfield Lights, a project the Facilities Division had scheduled for FY 2011. Staff negotiated a fair and reasonable price for the proposed extra work.

Shaw is fully qualified to do this work, as evidenced by their past performance with City projects. They were awarded the Project based on their low bid for the original permeable paver installation. Therefore, staff recommends that Council authorize an increase in the Project change order authority to Contract No. 23,837 in the amount of \$181,609 in order to cover the cost of this extra work.

BUDGET/FINANCIAL INFORMATION:

The following summarizes the additional expenditures recommended in this report:

CONSTRUCTION CONTRACT FUNDING SUMMARY

	Base Contract	Change Order	Total
Initial Contract Amount	\$368,230	\$36,823	\$405,053
Proposed Increase	\$0	\$181,609	\$181,609
Totals	\$368,230	\$218,432	\$586,662

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

ESTIMATED TOTAL PROJECT COST

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

Design	Subtotal	\$56,143
Construction Contract		\$368,230
Construction Change Order Allowance (Initial)		\$36,823
Construction Change Order Allowance (Increase)		\$181,609
Construction Management/Inspection by City Staff (Initial)		\$60,758
Construction Management/Inspection by City Staff (Increase)		\$19,242
Other Construction Costs (testing, etc.) (Initial)		\$2,000
Other Construction Costs (testing, etc.) (Increase)		\$5,400
Construction	Subtotal	\$674,062
	Project Total	\$730,205

The increase in the construction change order authority will be paid for out of the Intra-City Services Fund, which has sufficient funds to cover the extra work item. The original construction contract is being funded by Creek Restoration/Water Quality Improvements – Capital funds.

ATTACHMENT: Project Map

PREPARED BY: John Ewasiuk, Principal Civil Engineer/MR/sk
 Jim Dewey, Facilities and Energy Manager

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

EXISTING NATURAL LANDSCAPE

A.C. PARKING LOT TO BE REPAVED WITH CHANGE ORDER

EX. CONC. PATH

EXISTING GRASS

EXISTING GRASS FIELD

A.C. PARKING LOT TO BE REPAVED WITH CHANGE ORDER

EX. CONC. PATH

EXISTING NATURAL LANDSCAPE

EX. DRAIN

EX. DRAIN

EXISTING NATURAL LANDSCAPE

EXISTING GRASS

-  PERMEABLE CONCRETE PAVERS
-  A.C. PARKING LOT TO BE REPAVED



MACKENZIE PARKING LOT STORM WATER INFILTRATION PROJECT PROJECT MAP

DESIGN	BD
DRAWN	MR
CHECKED	BD
DATE	8/3/11

SCALE: 1"=30'