



COMMUNITY REDEVELOPMENT AGENCY
STAFF REPORT

DATE: JULY 1, 2009 CONSENT CALENDAR

SUBJECT: CHANGE ORDER NO. 1 TO AGREEMENT NO. 5853 WITH G&M
CONSTRUCTION FOR THE SOUTH PALM CANYON DRIVE
WIDENING, CITY PROJECT NO. 05-03

FROM: David Barakian, Director of Public Works/City Engineer

BY: Public Works and Engineering Department

SUMMARY

Approval of Change Order No. 1 to the G&M Construction contract (Agreement No. 5853) revises the total contract amount for construction to \$970,137.14, an increase of \$378,603.96 for additional construction being added to the South Palm Canyon Drive Widening, City Project No. 05-03. The work being added is associated with the construction of street improvements on South Palm Canyon Drive and Acanto Drive required with Tract Map 30050 (the "ALTA" development).

RECOMMENDATION:

- 1) Approve Change Order No. 1 to Agreement No. 5853 with G&M Construction, in an amount of \$378,603.96 for a revised total contract amount of \$970,137.14 for the South Palm Canyon Drive Widening, City Project No. 05-03; and
- 2) Authorize the Assistant Executive Director or his designee to execute all necessary documents.

STAFF ANALYSIS:

On May 27, 2009, the Agency approved a contract with G&M Construction to widen South Palm Canyon Drive from two to four lanes between Murray Canyon Drive and Bogert Trail, including a widened bridge structure and associated improvements within Cherly Creek (Arenas Canyon North drainage channel). Whereas, north of Bogert Trail there will exist two northbound and two southbound lanes on South Palm Canyon Drive; south of Bogert Trail there will only exist one northbound and one southbound lane on South Palm Canyon Drive. The designations of each of these street segments, north

ITEM NO. 2.H.

and south of Bogert Trail (secondary thoroughfare and collector respectively), are consistent with the adopted Circulation Element of the Palm Springs General Plan 2007 Update. At the transition between the four lane and two lane roadway at Bogert Trail, there will be a southbound lane-drop transition to transition from two southbound lanes to one southbound lane.

The existing "ALTA" development (Tract 30050) has had a requirement to remove the existing street improvements on South Palm Canyon Drive, and to reconstruct new street improvements in accordance with the City's conditions of approval for the project (Tentative Tract Map 30050). These off-site street improvements associated with Tract 30050 have been delayed pending RCFC approval of the design of certain off-site regional flood control improvements that extend along the east side of South Palm Canyon Drive from Acanto Drive to Bogert Trail.

On July 30, 2008, the City Council considered a request from the developer of Tract 30050 for relief from the obligation to construct the off-site regional flood control improvements. At that time, the Council authorized staff to proceed with amending the original Subdivision Improvement Agreement and Conditions of Approval for Tract 30050, to relieve the developer of those obligations. As part of a separate action, the City Council and Agency will consider formally approving an Amended and Restated Subdivision Improvement Agreement and revised Conditions of Approval for Tract 30050, implementing the Council's prior authorization.

The developer of Tract 30050 has proceeded with final design of their required off-site street improvements. A portion of City Project No. 05-03 overlaps with required off-site street improvements on South Palm Canyon Drive. The overlapping portion of City Project No. 05-03 consists of a 2" grind and asphalt overlay of the existing asphalt roadway extending from Bogert Trail approximately 800 feet south, adjacent to Tract 30050. These improvements would be demolished as a result of the Tract 30050 off-site street improvements.

Given the overlapping street improvements on South Palm Canyon Drive and potential for two separate contractors working independently at the same time with conflicting work, the City and the developer of Tract 30050 (IRP El Portal Associates, LLC) determined a mutual benefit existed for both parties to include the Tract 30050 off-site street improvements under the City's contract for City Project No. 05-03.

The items of work and associated quantities for the Tract 30050 off-site street improvements were provided by the design engineer for Tract 30050 (MSA Consulting). Unit costs for these items of work were negotiated with the City's contractor, consistent with the bid item prices in the original contract award. Unit costs for new items of work were compared for consistency with related items of work in the original contract.

City staff negotiated a final contract price of \$425,772.66 for the Tract 30050 off-site street improvements with the City's contractor, which was subsequently approved by the

the cost of the Tract 30050 off-site street improvements, including a 10% contingency fund in the event changes are required during construction.

FISCAL IMPACT:

Funds from the developer of Tract 30050 have been deposited with the City for their share of the extra work, to be added to the current funding for this project made available through Community Redevelopment Agency funds, in account 811-8192-65171 (S. Palm Canyon Widening Bond).

SUBMITTED:



DAVID J. BARAKIAN
Director of Public Works/City Engineer



THOMAS J. WILSON
Assistant Executive Director

Attachments:

1. Contract Change Order #1

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALM SPRINGS

CONTRACT CHANGE ORDER

To: **G&M Construction**
 211 West Mesquite Avenue
 Palm Springs, CA 92264

Date: **June 4, 2009**
 Project No.: **05-03**
 Project: **S. Palm Canyon Dr. Widening**
 Change Order No.: **One (1)**
 Contract Purchase No.: **Pending**
 Account Number: **811-8192-65171**
 Agreement No.: **5853**

CHANGES IN WORK/COST

Changes to City Project No. 05-03:

Item No			
3.	Earthwork	-275 CY @ \$18.00/CY	(\$4,950.00)
5.	Cold Plane AC	-20,240 SF @ \$0.20/SF	(\$4,048.00)
7.	4" Misc. Base	-19,827 SF @ \$0.40/SF	(\$7,930.80)
8.	6" Misc. Base	7,350 SF @ \$0.75/SF	\$5,512.50
9.	2" AC Overlay	-20,240 SF @ \$0.83/SF	(\$16,799.20)
10.	5" AC Pavement	-19,827 SF @ \$1.60/SF	(\$31,723.20)
25.	Adjust Manhole	-2 EA @ \$500.00/EA	(\$1,000.00)
New Items			
A.	3" AC Pavement	7,350 SF @ \$1.40/SF	\$10,290.00
B.	Install Redwood Header	600 LF @ \$5.80/LF	\$3,480.00
	Subtotal	(decrease amount)	(\$47,168.70)

"ALTA" Tract 30050 Off-Site Street Improvements

a.	Mobilization	Lump Sum	\$40,000.00
b.	Traffic Control	Lump Sum	\$15,000.00
c.	Earthwork	1663 CY @ \$18.00/CY	\$29,934.00
d.	Pulverize AC Pavement	71,873 SF @ \$0.50/SF	\$35,936.50
e.	4" Misc. Base	31,888 SF @ \$0.40/SF	\$12,755.20
f.	6" Misc. Base	37,048 SF @ \$0.75/SF	\$27,786.00
g.	A3 Curb and Gutter	115 LF @ \$16.50/LF	\$1,897.50
h.	Adjust Sewer Manhole	5 EA @ \$500.00/EA	\$2,500.00
i.	2.5" AC Pavement	31,888 SF @ \$1.27/SF	\$40,497.76
j.	3" AC Pavement	37,048 SF @ \$1.27/SF	\$51,867.20
k.	70mm Orco Pavers	314 SF @ \$12.00/SF	\$3,768.00
l.	8" Wedge Curb	1,310 LF @ \$16.00/SF	\$20,960.00
m.	6" Barrier Curb	1,250 LF @ \$14.50/LF	\$18,125.00
n.	Mow Curb	1,100 LF @ \$12.00/LF	\$13,200.00
o.	Cross Gutter/Spandrel	1,389 SF @ \$7.50/LF	\$10,417.50
p.	6" Curb Transition	30 LF @ \$16.00/LF	\$480.00
q.	8" Curb Transition	20 LF @ \$16.00/LF	\$320.00
r.	2"x4" Redwood Header	550 LF @ \$5.80/LF	\$3,190.00
s.	Rip Rap Dissipator	240 SF @ \$12.50/SF	\$3,000.00

CONTRACT CHANGE ORDER

(Continued)

t.	Adjust Water Valves	9 EA @ \$350.00/EA	\$3,150.00
u.	6" PCC Pavement	866 SF @ \$5.50/SF	\$4,763.00
v.	Earth Berm w/Pyramat	9,150 SF @ \$5.00/SF	\$45,750.00
w.	Earth Swale 8' x 6"	1,005 LF @ \$10.00/SF	\$10,050.00
x.	Earth Swale 3' x 6"	800 LF @ \$6.00/LF	\$4,800.00
y.	2.5" Decomposed Granite	20,500 SF @ 1.25/SF	\$25,625.00
Subtotal			\$425,772.66

TOTAL NET CHANGE ORDER INCREASE AMOUNT **\$378,603.96**

REASONS FOR CHANGES:

A portion of City Project No. 05-03 overlaps with required off-site street improvements on South Palm Canyon Drive, adjacent to the "ALTA" development (Tract No. 30050) which is located on South Palm Canyon Drive between Bogart Trail and Acanto Drive. Tract 30050 has obligations to construct certain offsite street improvements on South Palm Canyon Drive and Acanto Drive in accordance with the Conditions of Approval for Tentative Tract Map 30050. The Tract 30050 off-site street improvements generally consists of removing the existing asphalt roadway and reconstructing at a horizontal alignment shifted westerly with an elevated vertical alignment.

Given the overlapping street improvements on South Palm Canyon Drive and potential for two separate contractors working independently at the same time with conflicting work, the City and the developer of Tract 30050 (IRP El Portal Associates, LLC) determined a mutual benefit existed for both parties to include the Tract 30050 off-site street improvements under the City's contract for City Project No. 05-03.

The items of work and associated quantities for the Tract 30050 off-site street improvements were provided by the design engineer for Tract 30050 (MSA Consulting). Unit costs for these items of work were negotiated with the City's contractor, consistent with the bid item prices in the original contract award. Unit costs for new items of work were compared for consistency with related items of work in the original contract.

Items a - y listed above under the heading "ALTA' Tract 30050 Off-Site Street Improvements" represents the additional items of work and costs required to construct the Tract 30050 off-site street improvements.

Note: No additional mark ups will be added to any item on this Change Order. All unit costs represent total payment for the work identified.

CONTRACT CHANGE ORDER
(Continued)

D. SOURCE OF FUNDS

The overlapping portion of City Project No. 05-03 consists of a 2" grind and asphalt overlay of the existing asphalt roadway extending from Bogert Trail approximately 800 feet south, adjacent to Tract 30050. These improvements would be demolished as a result of the Tract 30050 off-site street improvements. The value of these improvements, in accordance with the original bid is as follows:

Cold Plane Existing A.C. Pavement: 20,240 SF @ \$0.20 / SF = \$4,048.00
Construct 2" A.C. Overlay: 20,240 SF @ \$0.83 / SF = \$16,799.20
Total: \$20,847.20

As the awarded contract included this work, and had the Tract 30050 off-site street improvements been constructed under separate contract by the Tract 30050 developer, these improvements would have been demolished and the corresponding public investment lost. Therefore, the corresponding value of these improvements is to be applied as a credit against the cost of the Tract 30050 off-site street improvements. The Tract 30050 developer has deposited sufficient funds to cover the Tract 30050 off-site street improvements cost (considering the \$20,847.20 credit) of \$404,925.46. A separate 10% contingency fee of \$40,492.54 has also been deposited to cover changes in the work during construction related to the Tract 30050 off-site street improvements.

Note: The net decrease to City Project No. 05-03 items of work is \$47,168.70 of which the credit to the Tract 30050 developer of \$20,847.20 is included. The remaining net decrease of \$26,321.50 is the result of changing the originally specified pavement section of 5" asphalt concrete (ac) over 4" crushed miscellaneous base (cmb) to 3" ac over 6" cmb for the new southbound taper south of Bogert Trail to be consistent with the new pavement section for South Palm Canyon Drive identified on the Tract 30050 off-site street improvement plans prepared by MSA Consulting, and shortening the southbound taper thereby reducing required earthwork for its construction.

SUMMARY OF COSTS

Original Contract Amount:	\$591,533.18
This Change Order:	\$378,603.96
Previous Change Order(s):	\$0.00
Revised Contract Amount:	\$970,137.14

CONTRACT TIME

Original Completion Date:	TBD
Days Added for this C.C.O.:	~20~
Previous Days Added:	~0~
Revised Completion Date:	TBD

SIGNATURES ON NEXT PAGE

CONTRACT CHANGE ORDER

(Continued)

I have received a copy of this Change Order and the above AGREED PRICES are acceptable to the Contractor.

CONTRACTOR APPROVAL

G&M Construction

Approved by: _____ Date _____

Printed Name and Title

AGENCY APPROVAL

Submitted by:

Senior Public Works Inspector Date _____

Recommend by:

City Engineer Date _____

Approved as to Form by:

Agency Attorney Date _____

Approved by:

Assistant Executive Director Date _____

Attested by:

Assistant Secretary Date _____

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