



Agenda Report

MEETING DATE: Tuesday, September 13, 2022

TO: City Council

FROM: PARKS & COMMUNITY SERVICES DIRECTOR CALUBAQUIB
ROBERT BERRY, SENIOR UTILITIES ENGINEER

THROUGH: CITY MANAGER MENDEZ

SUBJECT: RESOLUTION APPROVING CONTRACT CHANGE ORDER
NUMBERS 7, 8, AND 9 FOR THE WATSONVILLE SLOUGH
CONNECTOR TRAIL PROJECT IN THE AMOUNT OF \$836,872.06.

RECOMMENDED ACTION:

Staff recommends that the City Council adopt a resolution:

1. Approving Contract Change Order numbers 7, 8, and 9 with Granite Construction Company, for the Watsonville Slough Connector Trail, Project No. PK-21-01, not to exceed \$836,872.06, and directing the City Manager to execute the same, and
2. Appropriating \$74,143.27 from the Park Land Impact Fee Fund (0275-932-7820-14106)

BACKGROUND:

On July 6, 2021, Council awarded the contract for the Watsonville Slough Connector Trail project to Granite Construction in the amount of \$2,240,320. This work was for civil improvements of the Urban Greening Grant project at Ramsay Park, to install pedestrian and bicycle improvements, storm water enhancements, trees, and landscaping, and other park infrastructure improvements. The City Council adopted Resolution No. 190-21 CM awarding the contract.

On July 12, 2022, Council approved Change Order 4, 5, and 6 in the amount of \$138,423.21 for the project. The Council adopted Resolution No. 145-22 CM approving these change orders and adding them to the contract amount.

DISCUSSION:

On August 19, 2021, the City issued a Notice to Proceed to Granite Construction. Shortly thereafter, the Parks and Community Services Department was awarded a grant from the State of California that increased the funding of the Ramsay Master Plan project by \$7,000,000. This grant allowed Parks staff to realize the entirety of the Master Plan could be constructed in a few years. Previous plans were to design the entire Master plan, but construct only the Sotomayer Soccer Field upgrade, new playground, and new dog park

with the available funding, holding off on building the multipurpose softball / soccer field until adequate funding was provided. The time frame to acquire that funding was anticipated to take up ten years.

Staff realized that since the master plan work would be completed within three to four years, parts of the recently completed Watsonville Slough Connector Trail (WSCT) project would need to be removed, including areas such as bioswales that were required as part of the Urban Greening Grant. The City, in unison with their design consultant, Verde Design, decided to adjust the scope of the WSCT project to both meet the grant requirements, while making improvements to Ramsay Park that were part of the upcoming master plan. These improvements required both substantially expanding the design of the WSCT project, while de-scoping other areas that were already in the contract. With these changes, Staff believes the public is delivered a better product both in the current design and one that acts as the first phase of the Master Plan, while not wasting State and local dollars.

Council is being asked to approve three change orders. The first two address the remaining extra costs for unforeseen conditions as well as additional details that were accrued in completing the first two phases.

Whereas the contract documents identified many of the existing utilities and facilities at Ramsay Park, there were many features that were not shown, and as a result, the contractor did not anticipate encountering these obstructions. Unforeseen conditions and utilities resulted in both extra cost and time lost to the construction crew. In an effort to keep the project moving, the contractor was directed to proceed in addressing these items with the understanding that some extra compensation was due for the unscheduled time and efforts.

In addition, as work progressed, both the City's project management team and their design consultant identified areas where improvements could still be made to deliver to the public a better product, and field directives from the consultant were issued to the contractor for design alterations.

Contract Change Orders 7 and 8 reflect both of these scenarios which resulted in extra costs to the contract.

The last of the three contract change orders, CCO No. 9, presents the cost of the revised scope of work at the Nature Center lot.

Contract Change Order No. 7 - \$49,655.60 – This change order covered thirteen extra work tasks that the Contractor performed on a force account basis. Work ranged from the costs to the contractor for encountering unforeseen utilities to installing conduits and sleeves for future work to providing additional paving as requested by the City.

Contract Change Order No. 8 - \$17,918.46 – This change order covered thirteen extra work tasks that the Contractor performed on a force account basis. Work ranged from

relocation of temporary fencing due to additional project phasing, addressing additional details not shown in the original drawings but needed to complete the project, and compensation for the increase of asphalt oil cost due to the extended length of the project.

Contract Change Order No. 9 – \$769,298.00. This change compensates the contractor for the work as described in Field Directive 9. The City is repaving the south parking lot off of Harkin Slough Rd that will serve the new Nature Center. In addition, thirteen tree wells and a new rain garden will be installed meeting the requirement of the Urban Greening Grant. The lot needed to be regraded to better flow to the raingarden. Staff also used this as an opportunity to improve the transitions from the parking lot to the trails leading to the new Nature Center Site with new concrete walkways. The infrastructure for new parking lot lights will be installed as well.

Work includes the following.

- Demolish existing asphalt parking lot and walkways
- Regrade the lot, place fabric, and baserock per detail, and place new asphalt
- Install thirteen tree wells complete with concrete curb
- Install new 736 SF rain garden, complete with catch basins and drains
- Install ten utility sleeves for future services to new Nature Center
- Place four new parking lot light foundations and associated conduit
- Place conduit for future security cameras
- Place 3,500 SF of concrete walkway
- Place 1,000 SF of decomposed granite walkway
- Provide new striping in both the new Nature Center lot and the Soccer Central lot

Staff has reviewed all three of the change orders and is requesting that they be approved and added to the contract total. To date the quality of work delivered by Granite Construction has been satisfactory, and there remains a strong working relationship between the team of the City, their design consultant, and the contractor. Approval of these change orders would deliver a good product that begins the Ramsay Park Renaissance.

STRATEGIC PLAN:

The Watsonville Slough Connector Trail project supports Strategic Plan Priorities:

- 3-Infrastructure & Environment
- 5-Community Engagement & Well-Being

FINANCIAL IMPACT:

The majority of the funds reside in account 0281-929-7820-14106 and were appropriated for this project through the approved Fiscal Year 2022-2023 budget. However, to complete the funding needed for the three change orders, staff recommends that an additional \$74,143.27 be appropriated from the Park Land Impact Fee Fund (0275-932-7820-14106), which is an appropriate use of Impact Fee Funds

ALTERNATIVE ACTION:

- Change Orders 7 and 8 - There are no real alternatives for approving Change Orders 7 and 8, as that work has been completed.
- Change Order 9 - The phase for Change Order No. 9 has not started. The Council could direct staff to put this scope out to competitive bidding. This would require extensive work by the City's design consultant (Verde Design) in preparing the bid package. Construction costs savings (if any) by publicly bidding the project could be negated by the additional design consultant fees. This alternative could also delay the start of construction of the Ramsay Park Renaissance Project, anticipated in spring 2023.

ATTACHMENTS AND/OR REFERENCES (If any):

None.