



AGENCY: City Council
MEETING DATE: June 29, 2020
DEPARTMENT: Public Works
PRESENTED BY: C. O'Neal
EMAIL ADDRESS: coneal@fortbragg.com

AGENDA ITEM SUMMARY

TITLE:

Receive Report and Consider Adoption of City Council Resolution Authorizing City Manager to Execute Contract Amendment for the Design of the Maple Street Storm Drain and Alleys Rehabilitation Project, Project No. PWP-00116, Increasing the Amount of the Design Contract with R.E.Y. Engineers, Inc., by a Not to Exceed Amount of \$41,280.88

ISSUE:

On January 16, 2020, the City of Fort Bragg entered into a contract in the amount of \$124,890.00 with R.E.Y. Engineers Inc. (R.E.Y.) to complete construction design bid documents for the Maple Street Storm Drain and Alleys Rehabilitation Project, Project No. PWP-00116 (Project). Since that time, the scope of the design work associated with the project has experienced changes in response to findings during the investigations of the underlying and subsurface conditions. R.E.Y. has tracked and logged all scope changes affecting the budget to the 90% plan review and determined the total increased costs are projected to be 33% above the contracted amount for a contract increase of \$41,280.88. The new proposed contract amount total is \$166,170.88.

ANALYSIS:

On September 11, 2019, the Public Works and Facilities Committee reviewed the design Request for Proposals (RFP) for the Maple Street Storm Drain and Alley Rehabilitation Project. Through this review process, the project scope was amended from the budgeted project which originally included rehabilitation of one storm drain line and pavement along the Maple Street corridor and one alley, and expanded to include four additional alleys for rehabilitation. On October 24, 2019, City Council directed the Public Works Department to move forward with releasing an RFP to design the approved scope of improvements for the Project. A preliminary cost summary table supporting the expanded scope of changes was incorporated into the financial section of the September and October reports. Staff did not pursue a budget amendment at that time, with the understanding that construction of the Project would not commence until the following fiscal year.

Staff and the R.E.Y. design team have been diligently contacting and working with property owners along the project limits to ensure that site specific issues are incorporated into the design. Through this process, many necessary good neighbor improvements are being incorporated into the design. Some examples of changes include changing the elevation of existing storm drain lines to alleviate flooding on private properties, improving ADA access as required by law, and fixing underlying infrastructure problems, this project is much more than just adding a new layer of pavement. Two new sanitary sewer manholes are being added into the design work to eliminate existing blind connections, making proper maintenance access possible. A new sanitary sewer lateral is being installed for a future

Accessory Dwelling Unit. This particular design change resolves a conflict between elevations of the sewer and storm drain mains and the need to gravity flow wastewater from the private residence to the main. A new water valve needs to be installed to correct elevation conflicts between proposed and existing underground utilities. Additionally, several more Storm Drain Inlets (DI's) than were originally indicated in the RFP are required to properly convey stormwater from the various property areas. The full list of scope changes as tracked by the consultant are included as Attachment 2 to this report.

RECOMMENDED ACTION:

Adopt Resolution Authorizing City Manager to Execute Contract Amendment for the Design of the Maple Street Storm Drain and Alleys Rehabilitation Project, Project No. PWP-00116, Increasing the Amount of the Design Contract with R.E.Y. Engineers, Inc., by a Not to Exceed Amount of \$41,280.88.

FISCAL IMPACT:

Funds in the amount of \$650,000 were appropriated in the FY 2019/20 budget for this project when its scope included only the Maple Street Storm Drain Corridor. The scope of work amendment last year was due in part to the City's goal of trying to rehabilitate alleys in alternating years to steadily improve the alley network condition. With the addition of four alleys (and their underlying infrastructure challenges), the scope of work for this project more than doubled, as has the benefit to the public. The new total design contract amount as amended is less than the industry standard 10% of the hard constructions costs, which are estimated at \$1,722,255 (including contingency). There are adequate funds available to cover the increased design costs of \$41,280.88 budgeted in FY 2019/20.

Unfortunately, based on the increased costs to construct the project provided by early estimates from the design engineer, the full project scope exceeds available funds at this time. The FY 2020/21 CIP project budget is \$275,000 short of covering total project cost estimates when development support (construction management, design, environmental, and permitting) and construction hard costs (including contingency) are calculated in. Staff and R.E.Y. plan to pursue a complete set of design plans, however one alley has been selected as a project alternate. At this time, staff recommends the alternate alley as residential alley S300G (located between South Whipple and South Harrison and Maple and Hazel). Alley S300G provides the "lowest perceived" public benefit.

This project is primarily funded by the City Special Street Sales Tax, with a \$100,000 contribution from Local Partnership Program (LPP) Formulaic money from Senate Bill 1 (SB-1). There may be an additional contribution from Wastewater/Water Enterprises for the new sanitary sewer manholes or other enterprise improvements. Those enterprise costs have not been finalized at the time of this reporting. Additionally, due to staffing and design delays, staff is proposing this project be bid in later winter for construction to begin in early spring for the most competitive bidding environment. Council will have a final opportunity to revisit the project budget in winter/spring of 2021 to determine if more project can be built based on bids received.

GREENHOUSE GAS EMISSIONS IMPACT:

There will be no increase in greenhouse gases during the design phase of this project.

CONSISTENCY:

The proposed use of the Special Street Sales Tax and SB-1 funds for this project are consistent with their intended use(s) for repairing, maintaining and reconstructing City streets and underlying infrastructure.

IMPLEMENTATION/TIMEFRAMES:

The current timeline estimate for complete bid documents is July 25, 2020. Due to staff reductions, this project will be bid in the winter of 2020 and construction will begin in early spring. The competitive bid period will be 4 weeks. The construction contract will likely be sixty (60) working days and construction should be complete by July 30, 2021.

ATTACHMENTS:

1. RESO R.E.Y. Design Contract Amendment
2. Scope of Work
3. First Amendment to Professional Services Agreement

NOTIFICATION:

1. R.E.Y. Engineers, Inc.; Aaron Brusatori, PE Project Manager