

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda date: February 4, 2008
Reviewed by: *BP*

SUBJECT: Authorize the City Administrator to execute a contract amendment with Jacobs Engineering for the 2007 Parks Rehabilitation Projects (Terrace Park, Memorial Park and Ball Field, Ocean View Park)

FROM: Rich Cunningham, Public Works Manager
Penelope Leach, Recreation & Community Services Director
Ana Bernardes, Project Manager

RECOMMENDATION

Authorize the City Administrator to execute a contract amendment with Jacobs Engineering for additional compensation in the amount of \$60,617, to cover additional Engineering and Construction Administration services to the final completion of the 2007 Parks Rehabilitation Projects (Terrace Park, Memorial Park and Ball Field, Ocean View Park).

BACKGROUND

Initial park construction began on April 23, 2007. Greg Jacobs, of Jacobs Engineering, provided a cost estimate on May 7, 2007, for construction administration services. This proposed fee was based on a ninety (90) “working-day” construction period, estimated by the contractor, which assumed a construction period ending in early September 2007. During that 90-day period, a number of issues arose that required redesign and on-site changes that caused the contractor to modify their initial work schedule for project completion to February. This affected the construction management work of Greg Jacobs, who also participated in several out of scope meetings with the public, sportsfield user groups, and school district representatives. In order to allow the construction to continue without interruption, Jacobs Engineering often provided re-design services that are normally prepared by the design engineer.

This contract amendment with Jacobs Engineering is to cover the out of scope services that were completed beyond the original ninety (90) working-day estimate, and allow for the necessary construction administration services that he will provide through the end of the construction work projected to be February 2008. Jacobs Engineering will also perform final inspections, prepare punch lists, and re-inspect the work after completion of said punch list items.

ANALYSIS

Jacobs Engineering has provided construction management services for other City projects, and has done an excellent job limiting the number of construction change orders and keeping the construction work within budget. Expenditures through the end of December, and projected future costs, show that the 2007 Park Project is progressing within budget. The budget for

construction administration, even with this increase, is below the projected 10% of the original construction contract.

FINANCIAL IMPACT

The engineering design services for this project will increase the original contract amount of \$114,051 to \$174,668, resulting in an increase of \$60,617. These costs would be charged to Measure F and Measure R (ball fields). As shown in the information below, adequate funds are available for the project and the total cost for construction administration, including the requested increase.

When the projects fully are completed, and Council action is sought on the contractors' Notice of Completion, staff will provide a full accounting of project costs broken down by revenue sources (e.g., Measure F, Measure R, CDBG).

2007 Parks Project - Revenue			
	CIP Estimates	Council amended budget on 01/8/07	Final Budget
Ocean View Park	\$ 1,758,415.00		
Memorial Park	\$ 1,475,909.00		
Terrace Park	\$ 354,058.00		
Total	\$ 3,588,382.00	\$ 524,841.00	\$ 4,113,223.00

Project Construction Costs			
	Original Contract	Paid and Projected Change Orders	Projected Total Construction Costs
Ocean View Park	\$ 1,272,476.00	\$ 93,707.30	\$ 1,366,183.30
Memorial Park	\$ 1,092,139.00	\$ 87,344.58	\$ 1,179,483.58
Terrace Park	\$ 198,000.00	\$ 4,923.00	\$ 202,923.00
Subtotal	\$ 2,562,615.00	\$ 185,974.88	\$ 2,748,589.88

Construction Administration Costs			
	Contractual Commitment	Expenditures	Projected Total Costs
John Cahallan Architect	\$ 64,182.00	\$ 26,641.96	\$ 64,182.00 ¹
Greg Jacobs	\$ 114,050.00	\$ 127,562.04	\$ 174,667.00
Subtotal			\$ 238,849.00

¹ Full contract amount may not be expended, but is shown for accounting purposes.

Other Project Costs	
Expenditures for Design and Master Planning, Public Notices, and Bid Placement.	\$ 500,287.53
Restroom costs	\$ 426,527.00
Art Work	\$ 55,800.00
Available Contract Contingency	\$ 143,169.59
Subtotal	\$ 1,125,784.12

Total Project Costs	
Construction	\$ 2,748,589.88
Construction Administration Costs	\$ 238,849.00
Other Project Costs	\$ 1,125,784.12
Total (sum of subtotal)	\$ 4,113,223.00