

REPORT TO CITY COUNCIL

DATE: NOVEMBER 10, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: JESSICA FORTE, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

SUBJECT: ADDITIONAL CONTINGENCY FUNDS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FOREST COVE PARK REHABILITATION AND MAINTENANCE PROJECT #602174-19; NIB 20-01

On December 11, 2019, the City Council approved Resolution No. 19-1919, which identified the City's Community Development Block Grant (CDBG) programs and projects for Fiscal Year 2019-20. The Forest Cove Park Rehabilitation and Maintenance Project was identified and approved as part of the City's FY 2019-20 CDBG Program. The CDBG total allocated funds were \$288,563 for FY 2019-20. Any unused funds may be rolled over to the following FY 2020-21.

On August 12, 2020, the City awarded the construction contract for the CDBG Forest Cove Park Rehabilitation and Maintenance Project #602174-19; NIB 20-01 (Project) to Ardalan Construction, Company, Inc. (Ardalan). The construction contract was awarded to Ardalan in the amount of \$218,200. City Council also authorized the City Engineer to issue change orders within a 15% contingency (\$32,730).

During the early stages of construction, field conditions were exposed, which required redesign of the playground area in two significant ways. First, the depth of sand within the play area was double that shown in the design, requiring additional removal of sand and backfill with base material suitable to support the pour-in-place rubber surface which had been designed. The initial design would have required the elimination of two slides in order to meet ADA accessibility requirements, the additional sand did present the opportunity to work with different grades than originally designed, which brings us to the second significant change. By regrading the playground area, demolishing some of the concrete area below the staircase, and installing a subsurface drain, staff was able to redesign the area to keep all of the playground slides.

Notices to proceed with these changes were issued in order to keep the Project moving forward and minimizing delays for which the contractor may have been entitled to fees. The estimated cost for these changes is anticipated to be roughly \$46,000, which exceeds the authorized contingency.

While staff does not anticipate additional changes, we recommend aligning the contingency with available CDBG funding, which would increase the contingency amount by \$37,000. Of this amount, roughly \$13,270 would be applied to the outstanding balance of the approved Change Orders as described and the rest would be set aside as contingency for the remainder of the work, which includes crack sealing, slurry sealing, striping, installation of benches, and project closeout. These funds would be exclusively used on CDBG eligible expenses and used in order to deliver a project that meets the intent of the improvements as approved by the City Council.

The Project is nearing completion with an anticipated final walk-through at the end of November and recommendation for Notice of Completion in December.

RECOMMENDATION

Staff respectfully recommends the City Council approve additional contingency funds of \$37,000 from FY 2019-20 Community Development Block Grant funds for the Forest Cove Park Rehabilitation and Maintenance Project #602174-19; NIB 20-01.