

REPORT TO CITY COUNCIL

DATE: MARCH 14, 2007

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: NATHAN HAMBURGER, ASSISTANT TO THE CITY MANAGER

SUBJECT: AUTHORIZATION TO SOLICIT BIDS FOR THE CONSTRUCTION MANAGEMENT SERVICES RELATED TO THE U.S. 101/REYES ADOBE ROAD INTERCHANGE PROJECT

As construction of the U.S. 101/Kanan Road Interchange Project enters into its final phase, staff has continued to work towards the completion of the design phase relating to the U.S. 101/Reyes Adobe Road Interchange. At the August 9, 2006 City Council meeting, an agreement with STV Inc. was approved for the Plans, Specifications, and Estimates (PS&E). The work included preparation of the four required stages of design documents through Caltrans approval (35%, 65%, 95%, and 100%), utility design coordination, bridge type selection, traffic control plans, regular meetings with City and Caltrans staff, and other tasks as necessary. Significant progress has been made and the PS&E and Caltrans final approval is still on schedule to be completed by summer 2007.

As such, staff has prepared a Request For Proposals (RFP) for the construction management services with the expectation that they would begin Phase I (Pre-Construction) of the contract in May/June 2007. The construction management team will be brought on during the 65% review period (second scheduled review) with Caltrans, which allows for insight and proactive resolution of design problems and constructability issues prior to the final design approvals. The utilization of pre-construction services has been shown to help reduce overall costs in projects this size as many problems are discovered and addressed prior to the actual construction phase.

The construction management scope of work includes the following:

- Constructability review of plans and specifications (Pre-Construction),
- Provide contract administration in conformance with State and Federal guidelines,
- Ensure permit compliance (RWQB, DFG, Caltrans, FHWA, etc)
- Coordinate execution of contract and provide schedule monitoring,
- Ensure proper progress payments by contractor,
- Provide change order management,
- Provide construction observation, inspection, surveying, and material/soil testing,
- Review contractor traffic plans and handling,
- Conduct weekly progress meetings,
- Provide final punch list, as-built drawings and ensure project closeout,
- Provide claims assistance, if necessary.

Based on updated Caltrans labor and materials costs, the construction of this project is expected to cost approximately \$6.65 million. The City has received Federal Appropriations for this project that total \$2.35 million. Additional funding will come from the General Fund, developer fees, and the Redevelopment Agency. Funding for the construction management services portion of the project has been set aside through a City Council recommendation (FY 2006-07) in the Reyes Adobe Road Interchange Fund (General Fund).

RECOMMENDATION

Staff respectfully recommends the City Council authorize staff to solicit for professional service bids for the construction management services related to the U.S. 101/Reyes Adobe Road Interchange Project.

Attachment: (A) Request For Proposal