

**REPORT TO MAYOR AND COUNCIL****TO THE HONORABLE MAYOR AND CITY COUNCIL:**

DATE: February 25, 2014

SUBJECT: APPROVE A BUDGET TRANSFER IN THE AMOUNT OF \$52,170 FOR PROJECT NO. 2179 (ADA BARRIERS AT BALDWIN PARK AND OTHER CONCORD LOCATIONS) (FUNDED BY: CDBG, MEASURE WW, MEASURE J, AND PARKLAND FUNDS)

Report in Brief

A construction contract in the amount of \$329,952 was awarded to McNabb Construction of Lafayette on May 28, 2013 for Project No. 2179 (ADA Barriers at Baldwin Park and Other Concord Locations). The project is currently under construction and is approximately 70% complete.

Several improvements to the Baldwin Park Restrooms have been identified which were not included in the awarded construction contract, but are necessary to fully upgrade the Baldwin restrooms to meet ADA as well as current building code requirements. There are also additional sidewalk/ADA improvements required at the Senior Center and Concord Community Park. Staff has negotiated potential contract change orders which would provide these necessary improvements for a total amount not to exceed \$52,170, including: \$42,650 for the Baldwin Park Restroom work; \$531 for additional sidewalk/ADA improvements at Concord Community Park; and \$8,989 for additional sidewalk/ADA improvements at the Concord Senior Center. These ADA improvements are eligible for CDBG funds and there are sufficient funds for this budget transfer.

Staff recommends that the City Council approve a budget transfer in the amount of \$52,170 for Project No. 2179 (ADA Barriers at Baldwin Park and Other Concord Locations).

Background

Project No. 2179 provides ADA improvements at Baldwin Park and several other Concord locations (Attachment 1), as identified and prioritized in the City's ADA Self Evaluation and Transition Plan (SETP), which was adopted by the City Council in October 2009. The project also includes the installation of several curb ramps along Port Chicago Highway. The scope of Project No. 2179 includes ADA improvements at Baldwin Park, replacing deteriorated concrete pathways and driveways, upgrading accessible curb ramps, replacing drinking fountains, installing van accessible parking spaces and restroom improvements.

**APPROVE A BUDGET TRANSFER IN THE AMOUNT OF \$52,170
FOR PROJECT NO. 2179 (ADA BARRIERS AT BALDWIN PARK AND
OTHER CONCORD LOCATIONS)**

February 25, 2014

Page 2

Discussion

The project is currently under construction and is approximately 70% complete. The remaining work includes the restroom upgrades and curb ramp improvements on Port Chicago Highway. So far, one change order in the amount of \$27,993 has been issued for additional pathway improvements and the addition of four (4) ADA-accessible parking spaces at Boatwright Sports Complex. Staff has negotiated an additional three (3) potential Contract Change Orders (CCO): CCO#2 for \$531 covers work at Concord Community Park including additional grading and ramp modifications; CCO#3 for \$8,989 covers work at the Senior Center including additional sidewalk modifications and installation of three (3) additional ADA ramps.

Staff has negotiated CCO#4 in the amount of \$42,650 to cover remaining work at Baldwin Park. After reviewing the full scope of the restroom improvements portion of the project with the contractor and building inspectors, several areas of work which were not included in the original construction contract were identified as necessary in order for the restroom to be fully compliant with the current ADA and building code requirements. The main items of work associated with the change order include, but are not limited to: additional concrete work; installation of additional tile, floor drains, piping, sewer clean-outs and vents, lighting, an ADA-compliant toilet and replacement of the storage area door.

Staff also researched alternatives to approving this construction contract change order which include a complete replacement of the bathroom as opposed to the proposed ADA-compliant upgrades. The costs associated with a full replacement of the restrooms, is approximately \$150,000 to \$200,000. Therefore, it is more cost-effective to retrofit and construct the code required improvements than to entirely replace the restrooms.

Staff has negotiated the above three (3) potential change orders totaling \$52,170, to complete the required additional work.

The impending Spring season activities at Baldwin Park will start with softball and little league games in March/April and portable restrooms will be provided during the completion of the construction period. With this additional work, the estimated time for completion of this project is late-April 2014.

Fiscal Impact

This project requires an additional \$52,170 to fully fund the costs associated with the aforementioned contract change orders. There are sufficient funds in the 2013-14 CDBG Allocation (Fund 254) to cover this budget transfer.

Public Contact

The City Council agenda was posted.

**APPROVE A BUDGET TRANSFER IN THE AMOUNT OF \$52,170
FOR PROJECT NO. 2179 (ADA BARRIERS AT BALDWIN PARK AND
OTHER CONCORD LOCATIONS)**

February 25, 2014

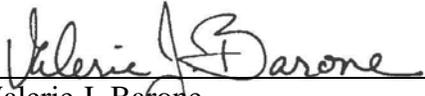
Page 3

Recommendation for Action

Staff recommends that the City Council approve a budget transfer in the amount of \$52,170 for Project No. 2179 (ADA Barriers at Baldwin Park and Other Concord Locations).

Prepared by: Shannon Griffin
shannon.griffin@cityofconcord.org

Reviewed by: Robert Ovadia, PE
City Engineer
robert.ovadia@cityofconcord.org

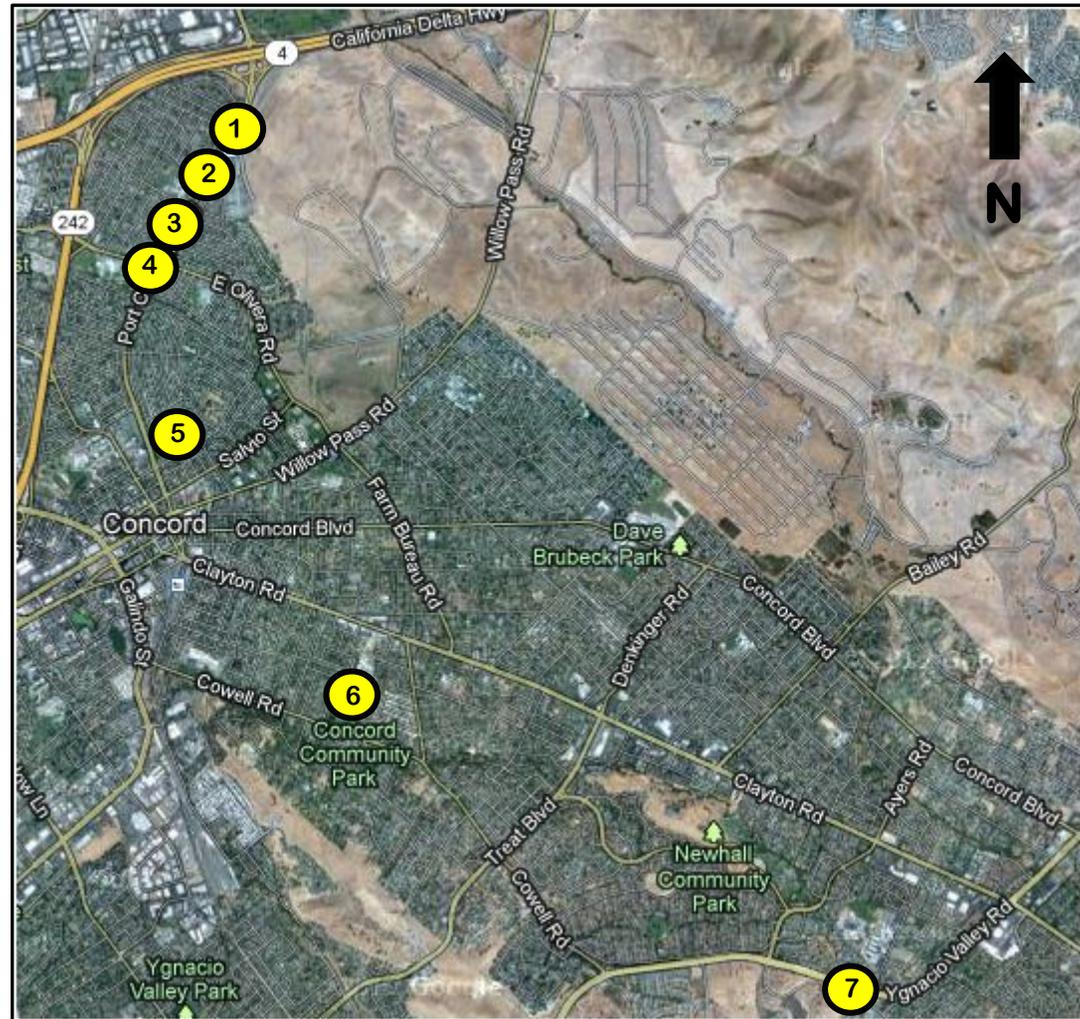


Valerie J. Barone
City Manager
valerie.barone@cityofconcord.org

Reviewed by: Victoria Walker
Director of Community & Economic Development
victoria.walker@cityofconcord.org

Attachment 1: Project Location Map

1. Panoramic Drive – Bid Alternate 2 & Port Chicago Hwy
2. Sunview Terrace – Bid Alternate 2 & Port Chicago Hwy
3. Ranchito Drive – Bid Alternate 2 & Port Chicago Hwy
4. Olivera Road – Bid Alternate 2 & Port Chicago Hwy
5. Baldwin Park – Base Bid
6. Concord Community Park – Bid Alternate 1
7. Boatwright Sports Complex – Bid Alternate 3



PROJECT NO. 2179
ADA BARRIERS AT BALDWIN PARK AND OTHER CONCORD LOCATIONS

No Scale