

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Hugh R. Riley, Assistant City Manager 

BY: Ky Spangler, Special Projects Consultant

DATE: June 7, 2012 (CC Meeting of 6/20/12)

SUBJECT: Consider Additional Funding for Survey Services and Amendment No. 3 to the Professional Services Agreement with Jensen Design and Survey for the Ruben Castro Human Services Center

BACKGROUND & DISCUSSION

The Ruben Castro Human Services Center (RCHSC) is being constructed as a multiple-prime contract project with construction management provided by Barnhart Balfour-Beatty Construction (Balfour-Beatty). At their meeting of January 19, 2011, the Moorpark City Council approved \$60,000 for survey services which were initially anticipated to be contracted by the construction management firm, Barnhart, Balfour-Beatty (Balfour-Beatty). Subsequently it was decided that the City would contract directly with a consultant to perform the survey work and a professional services agreement was executed on February 23, 2011 with Jensen Design and Survey (Jensen) in the amount of \$49,500 plus a ten percent (10% contingency).

Construction of the RCHSC site began in late February, 2011. In August, 2011 a topographic survey of the railroad right-of-way was performed by Jensen to assess drainage coming from this location. The results of this survey along with other information concerning site drainage patterns resulted in a decision to install a storm drain connection in Spring Road. Construction of the storm drain connection began in April, 2012.

The design elevations required for the Spring Road storm drain connection resulted in changes to civil engineering for the site and the need to alter onsite infrastructure. Additionally, changes to the domestic and fire water connections required by the Ventura County Waterworks District necessitated engineering adjustments to these

facilities. These civil engineering changes required additional staking efforts beyond the initial contract budget for these services.

Also, to ensure the proper placement of building and site components, including fabric and rock under building footings; building anchor bolt templates; entry courtyard radius columns, north boundary wall, trash enclosure and light standard locations; and existing utilities under the Spring Road sidewalk, additional staking and as-built services beyond the original scope of services have been requested. The cost for the various additional services requested is \$15,721 and is shown on Exhibit A of Attachment 1.

A recap of the Jensen agreement and amendments is shown below:

<u>Original Contract</u>	\$ 49,500.00
Amendment No. 1	\$ 1,600.00
Amendment No. 2	<u>\$ 1,700.00</u>
Current Agreement Amount	\$ 52,800.00
Amendment No. 3	\$ 15,721.00
Includes various additional staking and survey services associated with civil engineering design revisions; confirmation of site elevations and soil import/export requirements; re-staking of various site infrastructure including boundary walls, radius columns, light standards, and trash enclosures; and additional as-built requests for anchor bolts and existing utilities in Spring Road.	
Revised Agreement Amount	\$ 68,521.00

Currently the remaining contingency available under Jensen's agreement is \$1,650.00. The cost for the additional survey services is \$15,721.00 which is \$14,071.00 above the available contingency. Therefore staff is seeking the approval of this additional amount.

FISCAL IMPACT

The Fiscal Year 2011/2012 Capital Improvement budget for the Ruben Castro Human Services Center (Fund 5020) is \$11,038,064. To date \$6,934,449 has been expended with \$3,042,891 left in encumbrances and \$795,618 available project balance. Therefore, no additional funds need to be budgeted for the proposed work at this time. Sufficient funds exist in the budget to cover this work.

STAFF RECOMMENDATION (ROLL CALL VOTE)

Approve additional funding in the amount of \$14,071.00 for survey services for the Ruben Castro Human Services Center and authorize the City Manager to execute Amendment No. 3 in the amount of \$15,721.00 to Jensen Design and Survey, subject to final language approval of the City Manager and City Attorney.

Attachment 1: Amendment No. 3 to Jensen Design and Survey
Exhibit A: Consultant's Log of Extra Services (Change Order backup documentation will be attached to the final Amendment)

ATTACHMENT 1

THIRD AMENDMENT TO AGREEMENT 2011-042 FOR CONSTRUCTION SURVEY SERVICES AT THE RUBEN CASTRO HUMAN SERVICES CENTER

THIS THIRD AMENDMENT TO THE AGREEMENT FOR BID PACKAGE #16 – ELECTRICAL (“Third Amendment”), is made and entered into this ____ day of _____, 2012, (“the Effective Date”) between the City of Moorpark, a municipal corporation, hereinafter referred to as “CITY”, and and Jensen Design and Survey, Inc., a California corporation, hereinafter referred to as “CONSULTANT”.

WITNESSETH:

WHEREAS, on February 23, 2011, the CITY and the CONSULTANT entered into an Agreement for electrical work for the Ruben Castro Human Services Center; and

WHEREAS, on March 25, 2011, the CITY and the CONSULTANT executed a First Amendment in an amount not-to-exceed one thousand six hundred dollars (\$1,600.00) for additional construction survey services for the Ruben Castro Human Services Center increasing the total contract amount to fifty-one thousand one hundred dollars (\$51,100.00); and

WHEREAS, on August 18, 2011, the CITY and the CONSULTANT executed a Second Amendment in an amount not-to-exceed one thousand seven hundred (\$1,700.00) for additional construction survey services for the Ruben Castro Human Services Center increasing the total contract amount to fifty-two thousand eight hundred dollars (\$52,800.00); and

WHEREAS, the CITY wishes to further amend the Agreement to include re-calculating and re-staking building grid lines due to a new plan layout at a cost not-to-exceed one thousand five hundred eighty-eight dollars (\$1,588.00) as described in the CONSULTANT’S Change Order Request dated August 29, 2011, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include staking for the Art in Public Places sculpture footing between Buildings A and B at a cost not-to-exceed nine hundred thirteen dollars (\$913.00) as described in the CONSULTANT’S Change Order Request dated December 21 2011, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include additional survey of existing site grade elevations at a cost not-to-exceed two thousand eight hundred twenty-five dollars (\$2,825.00) as described in the CONSULTANT’S Change Order Request dated March 15, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include re-staking of light standard locations with new top of grade elevations at a cost not-to-exceed one thousand fifteen dollars (\$1,015.00) as described in the CONSULTANT'S Change Order Request dated April 23, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include re-staking of north property boundary wall at a cost not-to-exceed one thousand eight hundred twenty dollars (\$1,820.00) as described in the CONSULTANT'S Change Order Request dated January 11, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include re-staking the north/west corner of the property wall and re-establish stakes for radius wall columns at a cost not-to-exceed seven hundred seventy dollars (\$770.00) as described in the CONSULTANT'S Change Order Request dated February 21, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include staking of building over-excavation limits to confirm fabric and rock placement at a cost not-to-exceed eight hundred five dollars (\$805.00) as described in the CONSULTANT'S Change Order Request dated April 25, 2011, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include survey and document column gridlines for building alignment and survey and adjust anchor bolt template locations at a cost not-to-exceed two thousand four hundred fifteen dollars (\$2,415.00) as described in the CONSULTANT'S Change Order Request dated July 12, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include re-staking of the courtyard radius column locations at a cost not-to-exceed one thousand fifty dollars (\$1,050.00) as described in the CONSULTANT'S Change Order Request dated January 17, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include re-staking street light locations along Spring Road and confirm locations of parking lot trash enclosures at a cost not-to-exceed seven hundred seventy dollars (\$770.00) as described in the CONSULTANT'S Change Order Request dated May 8, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include additional site storm drain staking at a cost not-to-exceed one thousand one hundred ninety dollars (\$1,190.00) as described in the CONSULTANT'S Change Order Request

dated May 8, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, the CITY wishes to further amend the Agreement to include additional survey and as-built of site utilities under sidewalk and re-stake east property line boundary wall and grade elevations at a cost not-to-exceed five hundred sixty dollars (\$560.00) as described in the CONSULTANT'S Change Order Request dated May 14, 2012, and incorporated herein as Exhibit A to the Agreement by this Third Amendment; and

WHEREAS, this total dollar amount of \$68,521.00 exceeds the ten percent (10%) contingency amount approved with the original Agreement; and

WHEREAS, on June 20, 2012, the City Council of the City of Moorpark approved additional funding for these revisions to electrical and miscellaneous work.

NOW, THEREFORE, in consideration of the mutual covenants, benefits, and premises herein stated, the parties hereto AMEND the aforesaid Agreement follows:

I. Section 2 of the Agreement is amended to include:

CONSULTANT'S Scope of Services is amended to include the labor and materials required to:

- recalculate and re-stake building grid lines due to new plan layout requirements identified during the Building Information Modeling (BIM) process including correcting interior wall dimensions and column and wall locations per the architect of record's Instructional Bulletin #12R, and per Extra Survey Services #6.5 (1.01); and
- provide additional staking services for the Art in Public Places footing to be located between Buildings A and B per Extra Survey Services #7 (1.02); and
- provide a follow-up topography survey of the site to confirm revised grade elevations due to a change in site conditions to confirm soil import or export requirements per Extra Survey Services #11 (1.03); and
- provide additional survey services based on the site civil plan revisions to including re-staking of light standard locations with new top of grade elevations and stake offsets to relocate the AT&T fiber optic vault per the architect of record's Instructional Bulletin #9, and per Extra Survey Services #12 and #13 (1.04); and
- provide additional survey services to re-stake the north property boundary wall due to weather conditions destroying or burying stakes at the existing wall grade, including staking for wall footing potholing operations per Extra Survey Services #8 (1.05); and
- provide additional survey services to re-stake the northwest corner of the property wall to confirm and coordinate the final location of the re-located AT&T

- fiber optic vault, and re-staking of the radius courtyard area to re-establish grade and column elevations per Extra Survey Services #10 (1.06); and
- provide additional survey services for staking of building over-excavation limits to confirm fabric and rock placement installations are within building pad locations per Extra Survey Services #2 (1.07); and
- provide additional survey services to re-stake and as-built anchor bolt templates for verification of Building A and B column locations in conformance with revised dimension plans per Extra Survey Services #3, #4 and #5 (1.08); and
- provide additional survey services layout radius columns between Buildings A and B on the southeast courtyard boundary per Extra Survey Services #9 (1.09); and
- provide additional survey services to re-stake Spring Road driveway approaches and re-stake trash enclosure locations for verification per Instructional Bulletin #9 and Extra Survey Services #14 (1.010); and
- provide additional survey services to re-stake onsite storm drain lines per the civil engineering revisions per Instructional Bulletin #9 and Extra Survey Services #14 (1.11); and
- provide additional survey services to as-built exposed utilities under sidewalk areas on Spring Road per Extra Survey Services #15 and #16 (1.12)

The Scope of Services for the installation of additions, revisions, and modifications are described in the CONSULTANT'S Extra Survey Services Requests Field Log dated May 20, 2012, attached hereto and incorporated herein as Exhibit A to the Agreement by this Third Amendment.

II. Section 7 of the Agreement is amended to include:

CITY hereby increases the not-to-exceed amount of \$52,800.00 under this Agreement by \$15,721.00 to \$68,521.00.

III. Remaining Provisions

All other terms and conditions of the original Agreement shall remain in full force and effect.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF MOORPARK

JENSEN DESIGN AND SURVEY, INC.

By: _____
Steven Kueny
City Manager

By: _____
William T. Hurdle
Senior Licensed Land Surveyor

ATTEST:

Maureen Benson, City Clerk

Exhibit A – Consultant’s Extra Survey Services Field Log dated May 20, 2012

Extra Survey Services performed by Jensen Design and Survey , Inc.

Dates	Description of Task	Cost
4/25/2011	Survey and Topo to confirm boundary of building pad over excavation prior to placement of subsurface gravel bed.	\$ 805.00
7/12/2011	Survey and document location of column gridlines for building alignment	\$ 945.00
7/26/2011	Survey and re-adjust column anchor bolt template locations to comply with revised grid line dimensions	\$ 840.00
7/27/2011	Survey and re-adjust column anchor bolt template locations to comply with revised grid line dimensions	\$ 630.00
8/29/2011, 8/30/2011	Survey and re-staking of revised wall and column locations per IB # 12R	\$ 1,588.00
12/21/2011, 12/22/2011	Survey and stake location of proposed Artist Sculpture location and survey discovered utility vault along railroad right of way	\$ 913.00
1/11/2012, 1/18/2012	Survey and re-stake north property line wall location following determination of discovered unforeseen utility conflicts. Information was used to confirm final wall design and location for civil plan revisions.	\$ 1,820.00
1/17/2012, 1/18/2011	Survey and re-stake radius courtyard column locations. Original staked locations where lost during sculpture activity	\$ 1,050.00
2/21/2012	Survey and re-stake north property line wall location in accordance with revised civil plans	\$ 770.00
3/15/2012, 3/19/2012, 3/22/2012	Survey and topo existing site elevations to determine if additional soils import would be necessary	\$ 2,825.00
4/23/2012	Survey and re-stake location of parking lot lights along north property line wall and confirm location of re-located utility vault for record	\$ 415.00
4/26/2012	Re-calculate site elevation grades per revised civil plan issued as IB # 9	\$ 600.00
5/8/2012	Re-stake street light location along Spring Road and confirm locations of parking lot trash enclosures	\$ 770.00
5/8/2012	Additional site storm drain staking per revised civil plan issued as IB # 9	\$ 1,190.00
5/14/2012	Survey and as-built site utilities for future reference	\$ 280.00
5/15/2012	Survey and re-stake east property line wall location and grade elevation per revised civil plan issued as IB # 9 and complete survey and as-built of site utilities	\$ 280.00
	TOTAL	\$ 15,721.00

EXHIBIT A