

Lompoc City Council Agenda Item

City Council Meeting Date: 7 February 2006

TO: Gary Keefe, City Administrator
FROM: Susan Halpin, Wastewater Superintendent
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SUBJECT: Lompoc Regional Wastewater Reclamation Plant (LRWRP) Upgrade Project Construction Management Services – No Cost Change Contract Amendment

RECOMMENDATION:

Staff recommends the City Council approve an amendment to the scope of work in the Contract between the City of Lompoc and Brown and Caldwell for “Design, Engineering, and Construction Management Services for Wastewater Treatment Plant Upgrades,” adding certain additional Construction Management Services tasks, with no change in the Contract cost.

DISCUSSION:

In May of 2004, the City issued a Request for Proposals (RFP) for the Design, Engineering, and Construction Management Services of the City’s wastewater treatment plant upgrade project. The specific items listed in the RFP for construction management (CM) services were:

- a. Assist the City in selecting construction firm for the build phase of the project including but not limited to preparing bid documents, advertisement, preparing contract documents.
Deliverables: bid documents and contract documents
- b. Consultant shall answer questions regarding special provisions, the design drawings or conflicts in the design during the bidding process
- c. Consultant shall prepare all addenda to the bid documents
- d. Consultant shall attend the pre-bid meeting
- e. Participate in pre-construction meetings
- f. Prepare proposed change orders with justification for City approval
- g. Conduct monthly engineer/contractor/City project status meetings; weekly scheduling meetings and daily work planning meetings with WWTP staff throughout the project
- h. Provide continual on site inspection by at least one inspector during construction as required
- i. Perform review of contractor submittals
- j. Serve as the design consultant during construction to respond to requests for information (RFI), review of shop drawings, answer questions about the design drawings or conflicts in the design etc.
- k. Prepare partial pay requests and certified payroll reviews
- l. Prepare as-built drawings and submit to the City both in hard copy and approved electronic format; incorporate all redline comments from the Contractor into as-built drawings

- m. Consultant shall make available a 24-hour telephone response number for emergency consultation

City staff met with the plant upgrade project's design engineer, Brown and Caldwell (B&C), on 26 October 2005 to further discuss these and other construction management services. B&C proposed some additional CM tasks which were not included in the original RFP. Staff recommends adding the following tasks to the scope of work, as described, with their additional costs as shown:

- n. **Inspection during primary portion of construction contract (\$220,480).** The original proposal included one (1) inspector for 12 months and one (1) specialized inspector for six (6) months. Now, B&C is proposing one (1) inspector for 18 months and one (1) specialized inspector for 12 months. Due to the difficulty in forecasting inspection requirements, the original inspection estimate would not provide full-time on-site field inspection during the duration of the construction contract. These additional 2,080 labor hours will provide inspection during most of the construction duration. It is expected the Construction Services Construction Manager will be able to provide any additional required inspection services.
- o. **Project closeout (\$107,400).** The original proposal did not include time required to closeout the construction contract. Items required to closeout the project will include punchlist items, record drawings, resolution of change orders, warranties, and project acceptance. The Construction Manager and Contract Administrator will complete these items. The cost of this item is for extension of direct costs for an additional 90 days.
- p. **Constructability review (\$22,080).** This task will provide a comprehensive review of the design documents including the specifications and drawings to identify potential conflicts with regard to biddability and constructability issues. This review will be performed at the 90% design level. It will include construction sequencing and operations constraints and restrictions. The review generally produces more accurate bids and results in fewer conflicts during construction. It will be completed by the senior level construction managers or resident engineers of the design consultant B&C.

FINANCIAL IMPACT:

The original proposal from B&C for project design, engineering, and construction management services was for the contract amount of \$5,958,981. After all technical memoranda required in the contract had been completed, it was determined that some other tasks included in the proposal, and therefore in the contract amount, were not necessary (e.g. design of new aerobic digester system for \$214,608, and early start improvements for \$461,805). The total cost for these tasks was to be \$676,413. These funds will not be expended for their original purposes. As such, these funds are available to cover the cost of the proposed additional CM tasks, totaling \$349,960.

The substance of this recommendation has been discussed with the Utilities Commission. They have received a copy of the Staff Report for their review.

Susan Halpin, Wastewater Superintendent

APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:

Jim Beck, Utility Director

APPROVED FOR SUBMITTAL TO CITY COUNCIL:

Gary P. Keefe, City Administrator