



TOWN OF FAIRFAX

STAFF REPORT

February 1, 2023

TO: Mayor and Town Council

FROM: Loren Umbertis, Director of Public Works

SUBJECT: Adopt a resolution authorizing a supplemental appropriation of \$15,803 to cover unanticipated costs associated with 378 Scenic and 78 Wreden Road Repair and Rehabilitation Projects

RECOMMENDATION

Adopt the resolution authorizing a supplemental appropriation of \$15,803 to cover additional unanticipated costs associated with 378 Scenic and 78 Wreden Road Repair and Rehabilitation Projects

DISCUSSION

With the adoption of Resolution 22-76 on September 21, 2022, the Town Council approved the award of a construction contract with RWR Construction for the repair and rehabilitation of the roadway and associated storm drainage systems at 378 Scenic and 78 Wreden. The original contract was \$344,956 and the Town added an additional 10% contingency for a total of \$379,451.

Construction began on Scenic in early October and has been progressing in a timely fashion despite rain events which have caused stoppages in work, but not resulting in delay claim requests from the contractor.

During the course of construction, the contractor issued three (3) change orders for the projects due to discovered field conditions and unexpected conditions that become known after construction had commenced. The original three change orders did not exceed the approved contingency amount and after discussion with our engineering consultant Miller Pacific Engineering Group, were deemed valid and were approved.

RWR Construction has issued a fourth change order for \$15,803 which will exceed the Town's approved appropriation by 4% or \$15,188. Originally, the contractor presented a change order of over \$21,000 but through review of the work and negotiation, the contractor revised the change order to the current requested amount.

Staff is also aware of one additional change order needed to address storm water issues on or near the road at 78 Wreden, which were noted during the recent atmospheric rivers. This will be Change Order #5: adding a storm drain catch basin to capture surface runoff and additional slurry to fill the void space once excavation is completed to show extent of the void. Although the needed work has been identified, the contractor, RWR, has not yet been able to provide a firm estimate of the cost. Staff anticipates the next Council action would be to approve Change Order #5 and then issue a Notice of Completion.

A brief description of the change orders are as follows:

- 1) CO #1 – Adjustment of height of retaining wall due to field conditions and topography not on plans
- 2) CO #2 - Additional Drilling time required by soil conditions
- 3) CO #3 - Excessive and unexpected subsurface water (pre-storm events) required additional shoring and mitigation to prevent erosion
- 4) CO #4 - Change in required storm drain pipe sizing requires larger pipe and additional excavation
- 5) CO #5 – *Pending* due to identified needed changes including addition of adding a storm drain catch basin to capture surface runoff and additional slurry to fill the void space once excavation is completed to show extent of the void that have not yet been quantified by the Contractor.

Original Bid	\$344,956
Change Order #1	\$16,886
Change Order #2	\$11,655
Change Order #3	\$5,339
Current total spent	\$378,836
Change Order #4	\$15,803

Original Bid	\$344,956
10% Contingency	\$34,495
Original Budget Total	\$379,451
Bid + Cos #1- #4	\$394,639

FISCAL IMPACT

Town Council approved \$379,451 for both of the projects at 378 Scenic and 78 Wreden. Due to unforeseen conditions, work has exceeded the approved appropriation with four change orders submitted. Current request of Council is an additional appropriation to cover the cost of Change Order #4. One additional change order is anticipated in the future, as stated in the text above.

ATTACHMENT

Resolution