

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** TLMA – Transportation Dept.

**SUBMITTAL DATE:**  
September 1, 2006

**SUBJECT:** Construction of Newport Road/Domenigoni Parkway, Menifee to Winchester Road (SR79), Menifee/Winchester areas

**RECOMMENDED MOTION:** That the Board execute and authorize the Transportation Department to issue twelve (12) Contract Change Orders: CCO #3 Supplemental 2, CCO #8 Supplemental 1, CCO #9 Supplemental 1, CCO #12 through CCO #16, CCO #16 Supplemental 1, and CCO #17 through CCO #19 on behalf of the property owners within CFD 03-1 and necessary for the successful completion of the project.

**BACKGROUND:** The County formed CFD 03-1, and sold bonds in September 2004, to finance the construction of Newport Road/Domenigoni Parkway from Menifee Road to Winchester Road (SR 79). The road construction has been progressing steadily and the project is expected to be completed and open to through traffic late this Fall 2006. This project has been an example of the County's commitment to provide road improvements in conjunction with, or in this case well ahead of, the development that is paying for the improvements. The public will receive a tremendous benefit from having the road opened ahead of development, since this road provides another critical east-west regional link and creates an alternative for traffic that must now use SR 74, SR 79 to the south, or Scott Road to access I-215.

Continued on Page 2

HS:lr

*George A. Johnson*  
George A. Johnson

Attachments: Change Orders: 3S2, 8S1, 9S1, 12, 13, 14, 15, 16, 16S1, 17, 18, 19  
Director of Transportation

|                       |                               |                 |                         |           |
|-----------------------|-------------------------------|-----------------|-------------------------|-----------|
| <b>FINANCIAL DATA</b> | Current F.Y. Total Cost:      | \$ 1,713,421.05 | In Current Year Budget: | Yes       |
|                       | Current F.Y. Net County Cost: | \$ 0.00         | Budget Adjustment:      | No        |
|                       | Annual Net County Cost:       | \$ 0.00         | For Fiscal Year:        | 2005/2006 |

|  |   |                                     |
|--|---|-------------------------------------|
| <b>SOURCE OF FUNDS:</b> CFD 03-1, Developer Contribution<br>Work Order No. A8-0785 | <b>Positions To Be Deleted Per A-30</b> | <input type="checkbox"/>            |
|  | <b>Requires 4/5 Vote</b>                | <input checked="" type="checkbox"/> |

**C.E.O. RECOMMENDATION: APPROVE**

**County Executive Office Signature**

*[Signature]*

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

**Prev. Agn. Ref.:** 9/13/05 (3.81) **District:** 3 **Agenda Number:**

8/31/04 (3.2) **ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

**3.68**

The Honorable Board of Supervisors

RE: Construction of Newport Road/Domenigoni Parkway, Menifee to Winchester Road (SR79),  
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The developers who own the property within the CFD have a need to install other improvements necessary for the construction of their projects (mainly utilities) which are desirable to install in conjunction with the construction of Newport Road/Domenigoni Parkway, to minimize cutting and damaging the new pavement. A downside of aggressively starting road construction ahead of development is that in many cases the plans for utilities that serve the adjacent development have not been completed. Therefore, as the road construction progresses we receive numerous requests from the adjacent developers to incorporate the utilities as they are identified, before the road is completed. Although this process leads to a substantially higher rate of change orders than the Department strives for, (and has a track record of achieving), the CFD process for early infrastructure delivery provides an overwhelming public benefit by having the improvements on the ground well ahead of the traffic impacts. Given the current construction climate where we have experienced cost escalations in the order of 20% - 30% per year in asphalt, concrete, and other road construction components, providing an earlier road construction (instead of waiting a year or two for all utility work to be planned) also provides a cost benefit to the development community and ultimately the homeowners in the CFD funding the improvements.

Additionally, there have been certain other situations that have been encountered during the construction that were either a result of the wet season that was experienced in early 2005 or by unknown underground conditions that were not evident until the excavation began.

A summary of the contract change orders that the Transportation Department is asking the Board to approve is provided in Exhibit "A". The original amount of the contract is \$18,847,255.10. These change orders exceed the cumulative change order amount (\$1,884,725.51) that can be authorized by the Director of Transportation and requires Board approval in accordance with Resolution No. 93-047. To date, the County has issued 12 contract change orders on this project totaling \$3,450,092.67, mainly to accelerate construction of the eastern end and to deal with storm related issues. These twelve contract change orders add an additional \$1,713,421.05 to the contract, of this amount, \$1,238,421.05 was requested and directly funded by adjacent developers for utility improvements.

These change orders bring the cumulative change order amount to date to \$5,163,513.72, which is 27.4% of the original contract amount. The funding for these changes is coming from a combination of CFD improvement funding, Menifee Road and Bridge Benefit District funding and out-right developer cash contributions. It is important to perform the work contemplated in these change orders in conjunction with the roadway construction to minimize future public inconvenience and damage to the finished, paved road. It is anticipated that there will be an additional approximately \$1.5 - \$2 million dollars in change orders to be issued on this project to add additional utility facilities in the roadway for impending development and to provide additional funds to deal with slope stability issues in the cut through the mountainous area, and settle claims due to the storms of 2005. These changes and costs are currently under negotiation with the contractor and developers or pending continued evaluation of the slopes in the mountainous cut zone.

Cumulative Contract Change Orders:

|                                  |                      |
|----------------------------------|----------------------|
| Developer Initiated Improvements | \$ 4,192,662.01      |
| County Initiated Improvements    | <u>\$ 970,851.71</u> |
| Total                            | \$ 5,163,513.72      |

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Project Costs:

|                                    |               |                      |
|------------------------------------|---------------|----------------------|
| Design Soft Costs & Right of Way   |               | \$ 4,067,000         |
| Construction Inspection & Survey   |               | \$ 3,803,000         |
| Construction                       |               | \$ 25,511,000        |
| Original Contract                  | \$ 18,847,000 |                      |
| Cumulative Contract Change Orders  | \$ 5,164,000  |                      |
| Anticipated Contract Change Orders | \$ 1,500,000  |                      |
| Total                              |               | <u>\$ 33,381,000</u> |

Project Funding:

|   |                   |
|---|-------------------|
| SB 300  | \$ 1,852,000      |
| West County DIF Signal Mitigation District      | \$ 733,000        |
| Menifee Road and Bridge Benefit District        | \$ 6,996,000      |
| CFD 86-1 Menifee Village                        | \$ 747,000        |
| CFD 03-1 Newport Road                           | \$ 15,388,000     |
| CFD 03-1 Newport Road (Developer Initiated CCO) | \$ 2,221,000      |
| Developer Contributions                         | \$ 5,127,000      |
| Eastern Municipal Water District                | <u>\$ 317,000</u> |
| Total   | \$ 33,381,000     |

Project Work Order No. A8-0785.

## EXHIBIT "A"

Contract change order #3 Supplemental 2 in the amount of \$275,000.00 provides funds to construct additional dewatering appurtenances necessary to dewater the site within the proposed roadway and slopes to help ensure the longevity of the new pavement being placed.

Contract change order #8 Supplemental 1 in the amount of \$350,000.00 provides funds to construct additional dry utility crossings necessary for the future adjacent developments, lighting and landscaping. The crossings were requested by the development community and the Department has collected supplemental funds from those parties to fully fund the construction of these changes.

Contract change order #9 Supplemental 1 in the amount of \$55,000.00 provides funds to modify water line facilities. The changes were requested by the developers within the CFD and the Department has collected supplemental funds from those parties to fully fund the construction of these changes.

Contract change order #12 in the amount of \$50,000.00 provides funds to construct an additional storm drain crossing necessary for a future adjacent development. Construction of the new crossing was requested by the Garret Group and the Department has collected supplemental funds from that party to fully fund the construction of these changes.

Contract change order #13 in the amount of \$17,512.00 provides funds to construct an Bus turnout within the cut through the hill. Construction of the turnout was requested by Diamond Brothers and The Rancon Group, and the Department has collected supplemental funds from that party to fully fund the construction of these changes.

Contract change order #14 in the amount of \$69,615.88 provides funds to modify a previously constructed storm drain to accommodate changes required on a future adjacent development. Construction of the changes was requested by DR Horton, Barratt Homes, and The Rancon Group and the Department has collected supplemental funds from that party to fully fund the construction of these changes.

Contract change order #15 in the amount of \$27,102.60 provides additional funds to construct rigid conduit crossings for future additional signals at future street crossings that were not originally contemplated during the design phase of the project.

Contract change order #16 in the amount of \$511,090.75 and contract change order #16 supplemental 1 in the amount of \$70,387.82 provides additional funds to construct additional reclaimed waterline crossings. Construction of the additional crossings were requested by the development community and the Department has collected supplemental funds from DR Horton to fully fund the construction of these changes.

Contract change order #17 in the amount of \$200,000.00 provides additional funds to stabilize the slope on the cut through the mountain with rock bolts. It was found after the excavation began that the slope was not as stable as originally anticipated and this required additional stabilization methods to hold the slope in place. This is in the vicinity of a culturally sensitive area which precluded cutting the slope to a flatter slope.

Contract change order #18 in the amount of \$70,000.00 provides additional funds to construct PVC sleeves to accommodate the developer's installation of future landscaping in the median and adjacent parkway areas. The exact layout of the landscaping and roadway tie-ins for development were not known at the time the original project plans were prepared and therefore the installation was not originally contemplated during the design phase of the project. Adjacent developments are conditioned for the landscape improvements and are responsible for the costs associated with this change and the Department has collected supplemental funds from the DR Horton, Barratt American, Pulte Homes, The Rancon Group, The Garrett Group, and Lennar Homes to fund the construction of these changes.

Contract change order #19 in the amount of \$7,612.00 provides additional funds to install a bus turnout on the new road that was required on a future adjacent development. Construction of the changes was requested by Lennar Homes and the Department has collected supplemental funds from that party to fully fund the construction of these changes.

Summary:

|                                  |                        |
|----------------------------------|------------------------|
| Dewatering (Storm Related)       | \$ 275,000.00          |
| Slope Stability                  | \$ 200,000.00          |
| Developer Initiated Improvements | <u>\$ 1,238,421.05</u> |
| Total                            | \$ 1,713,421.05        |