

FORM APPROVED COUNTY COUNSEL
 BY: AL WEBB 10/19/09
 MARSHAL L. VICTOR DATE

702

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
 REDEVELOPMENT AGENCY
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Redevelopment Agency

SUBMITTAL DATE:
 September 15, 2009

SUBJECT: Varner Road & Monterey Avenue Street Improvement Project

RECOMMENDED MOTION: That the Board of Directors ratifies and authorizes the Chairman to execute the second amendment to the agreement with Albert A. Webb & Associates for construction management services.

BACKGROUND: On December 11, 2007 the Board approved the contract with Albert A. Webb & Associates for construction management services for the Varner Road & Monterey Avenue Street Improvement Project. The project is located in the unincorporated community of Thousand Palms.

(Continued)

Departmental Concurrence

Robert Field

Robert Field
 Executive Director

| | | | | |
|---------------------------|-------------------------------|------------|-------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ 245,180 | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ 0 | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ 0 | For Fiscal Year: | 09/10 |

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

| | | |
|---|----------------------------------|--------------------------|
| SOURCE OF FUNDS: Desert Communities Redevelopment Project Area Capital Improvement Funds | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION:

APPROVE

BY: *Jennifer L Sargent*
 Jennifer L Sargent

County Executive Office Signature

Dep't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.: 4.6 12/11/07

District: 4

Agenda Number:

4.1

BACKGROUND: (continued)

The project improves Varner Road and Monterey Avenue both aesthetically and functionally. These two streets are the main points of entry into the community and are in very poor condition. The scope of the project includes widening the streets to ultimate right-of-way and installing pedestrian sidewalks, median, new asphalt, new stripping, curbs, gutters and under grounding of overhead utilities.

Construction began in January 2008, and additional services for utility coordination with Imperial Irrigation District, Gas Company, Coachella Valley Water District, Verizon, Time Warner and Sprint have been required. Surveying and staking services required by the aforementioned utilities were required. Multiple structural engineering revisions to the block wall along Monterey Avenue were requested by Coachella Valley Water District. Special inspection services were needed for the block wall construction. These delays caused an additional one hundred and twenty five working days needed to complete the work required. Additional electrical engineering services for the Tri-Palms Mobile Home Park were needed and not covered in the original scope.

A summary of the costs associated with this contract are as follows;

1. Original Webb Contract - \$398,900
2. First Amendment - \$187,479
3. Second Amendment (Proposed) - \$245,180
4. Total Amended contract amount (Proposed) - \$831,559

Breakdown of Second Amendment

1. Additional Construction Management & Support Services - \$41,500
2. Additional Construction Inspection Services - \$125,000
3. Specialized Inspection Services for block wall - \$27,000
4. Testing Services for IID block wall - \$8,800
5. Provide Re-testing services - \$15,900
6. Revise "U-Store It" property easement documentation - \$2,800
7. Utility Coordination w/ Gas Co., IID, CVWD - \$2,500
8. Staking services for IID and CVWD - \$19,880
9. Revisions for block wall - \$1,800

In conclusion, additional construction management services, support services, and inspection services that are beyond the original scope are needed to complete the project. The second amendment for the additional construction management services is well below the 10% threshold of the \$10,200,000 project budget that was approved by the Board on March 25, 2008. The project is funded by the Redevelopment Agency. Therefore, it is recommended by staff that the Board approve the Second Amendment for construction management services with Albert A. Webb & Associates in an amount not to exceed \$245,180.00 and approve the attached amendment.

1 Exhibit A-1, attached hereto and incorporated herein. Options specified in the scope of services
2 are to be exercised at the discretion of Agency per written request to Consultant. The project site
3 is located at the intersection of Varner Road and Monterey Avenue in Thousand Palms,
4 California as shown on Exhibit B-1, attached hereto and incorporated herein.

5 **B.** Section 2 of the Agreement is hereby amended by changing the first paragraph in
6 its entirety to read as follows:

7 **2. PERIOD OF PERFORMANCE.** CONSULTANT shall commence
8 performance upon date of execution of this Agreement and complete performance within two (2)
9 years from said date. CONSULTANT will diligently and responsibly pursue the performance of
10 the services required of it by this Agreement through project completion unless the work is
11 altered by written amendment(s) pursuant to Section 12, or terminated as specified in Section 6.
12 All applicable indemnification provisions in this Agreement shall remain in effect following the
13 termination of this Agreement.

14 **C.** Section 3 of the Agreement is hereby amended by changing the first paragraph in
15 its entirety to read as follows:

16 **3. COMPENSATION.** The Agency shall pay the consultant for services
17 performed and expenses incurred in accordance with the terms of this Agreement.
18 CONSULTANT shall be aid an amount not to exceed Eight Hundred Thirty One Thousand Five
19 Hundred Fifty Nine Dollars and no Cents (\$831,559.00). Consultant shall submit invoices to the
20 Agency for progress payments based on work completed to date.

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1 **IN WITNESS WHEREOF**, the Consultant and the Agency have executed this
2 Amendment as of the date first above written.

3 **REDEVELOPMENT AGENCY**
4 **FOR THE COUNTY OF RIVERSIDE**

Albert A. Webb & Associates

6 **By:** _____
7 Jeff Stone
8 Chairman, Board of Directors

By: Mathew E. Webb
Mathew E. Webb, President

9 **ATTEST:**

11 **BY:** _____
12 Kecia Harper-Ihem, Clerk of the Board

14 **APPROVED AS TO FORM:**

16 **By:** Marsha L. Victor 10/19/09
17 Marsha L. Victor
18 Agency Counsel

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A L B E R T A . **W E B B** A S S O C I A T E S

3788 MCCRAY STREET • RIVERSIDE, CA 92506

PHONE: 951.686.1070 • FAX: 951.788.1256

WWW.WEBBASSOCIATES.COM

W. O 07-0426

August 18, 2009

Mr. Jim Ayres
Senior Development Specialist
Riverside County Redevelopment Agency
44-199 Monroe Street
Indio, CA 92201

RE: Request for Contract Addendum for Construction Engineering Related Services for Street Improvements on Varner Road, Monterey Avenue, Haskell Road, and Rosemary Avenue in Thousand Palms, CA.

Dear Jim:

Webb Associates has been providing out of scope services for Street Improvement Project for Varner Road, Monterey Avenue, Haskell Road, and Rosemary Avenue in Thousand Palms, CA. Our contract included project management and inspection services, construction staking services, construction testing services. We are currently providing out of scope services for following items, which are providing addition to previous contracts.

The Scope of Services covered by this contract addendum shall consist of:

1. Additional Construction Management and Construction Support Services

Scope Covered under Current Contract: Provide construction management and construction support services for 225 working days.

Additional Scope of Services: Provided construction management and construction support services for additional 125 working days.

2. Additional Construction Inspection Services

Scope Covered under Current Contract: Provide construction inspection services for 225 working days.

Additional Scope of Services: Provided construction inspection services for additional 125 working days.

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| | | | | | | | |
|----------------------|-----------------------------------|--|---|--|--|-------------------|-----------------|
| CIVIL ENGINEERING | WATER RESOURCES ENGINEERING | ASSESSMENT/ SPECIAL TAX CONSULTING | PLANNING & ENVIRONMENTAL SERVICES | CONSTRUCTION MANAGEMENT AND INSPECTION | TRAFFIC & TRANSPORTATION ENGINEERING | LAND SURVEYING | PUBLIC WORKS |
|----------------------|-----------------------------------|--|---|--|--|-------------------|-----------------|

3. Provide Specialized Inspection Services for Block Wall Construction

Scope Covered under Current Contract: None.

Additional Scope of Services: Provided specialized construction inspection services for the construction of approximately 1400' long block wall.

4. Provide Testing Services for Imperial Irrigation District Facilities and Block Wall

Scope Covered under Current Contract: None.

Additional Scope of Services: Provided compaction and concrete testing services for Imperial Irrigation District Facilities and block wall. Provided additional testing services for County Transportation portion of Varner Road street improvement project.

5. Provide Re-testing Services for Contractor's Test Failure

Scope Covered under Current Contract: None.

Additional Scope of Services: Provided re-test services for contractor's test failures. The contractor will be responsible for re-test. The County will deduct the total amount from the Contractor's pay estimate.

6. Revise "U Store It" Property Easement Document and Provide Coordination

Scope Covered under Current Contract: Prepare easement document for one time.

Additional Scope of Services: Revised easement document four times per "U Store It" attorney's request. Prepared cost estimate to show benefit of improvements to the attorney. Provided coordination with "U Store It" attorney and engineers.

7. Additional Utility Coordination with Imperial Irrigation District, Gas Company, and Coachella Valley Water District.

Scope Covered under Current Contract:

- Provide coordination with Imperial Irrigation District for Transmission and Distribution lines relocation.

- Provide coordination with Imperial Irrigation District for re-design of IID electrical facility along east side of Monterey Avenue and north side of Varner Road.
- Provide assistance for Distribution Lines and Under Ground Facility Revisions.
- Provide coordination with Sunline regarding removal of communication cable from IID power poles.
- Provide coordination with Verizon for the installation of Verizon Conduits in the IID trench.
- Provide coordination with IID regarding block wall around Edom Sub-Station.
- Provide coordination with IID regarding removal of Palm trees and installation of power poles along west side of Monterey Avenue between Haskell and Ramon.
- Provide coordination with IID regarding installation of conduit on Monterey Avenue.
- Provide coordination with Time Warner Cable, and Coachella Valley Water District for their facility relocation.
- Provide coordination with Gas Company to relocate Gas Meters along Monterey Avenue.

Additional Scope of Services:

- Provided additional coordination with IID for construction of block wall.
- Reviewed Edom Station block wall cost breakdown for cost savings.
- Provided additional coordination and attended meetings with IID staff to have material secure for transmission line relocation.

8. Additional Staking Services :

Scope Covered under current Contract:

- Provide staking services for street improvements only.
- Provide staking services for the relocation of Transmission Lines on the west side of Monterey Avenue.
- Provide staking services for relocation of Distribution Lines along Varner Road.
- Provide staking services for IID vaults, switches, transformers, and other underground facilities.
- Provide staking services for relocation of Fire Hydrants along Varner Road, Monterey Avenue, and Haskell Road.

Additional Scope of Services:

- Provided additional staking services for the intersection of Monterey Avenue and Ramon Road.

- Provided additional staking services for County of Riverside Transportation portion of street improvements on Varner Road.
- Provided additional staking services for concrete barrier along Interstate 10 Freeway.
- Provided additional staking services for along "U Store It" right of way.
- Provided additional staking services for Concrete V Ditch along the basin.
- Provided re-staking for wind damage stakes.
- Provided staking for right of way along Monterey Avenue for installation of block wall.

9. Provided Revisions for Block Wall, Provided Coordination with Tri-Palm Mobile Home Park Residents

Scope Covered under Current Contract:

- Provide coordination with CVWD for the revised wall approval.
- Provide coordination with Tri-Palm Mobile Home Park for revised wall approval.
- Attend meetings with Trip Palms residents
- Revise block wall design per input from CVWD.
- Prepare block wall and wood fence detail.

Additional Scope of Services

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- Provided add revised wall approval.
- Provide coordination with Tri-Palm Mobile Home Park for revised wall approval.
- Attend meetings with Trip Palms residents
- Revise block wall design per input from CVWD.
- Prepare block wall and wood fence detail.

Following is a breakdown of effort to date and estimated remaining effort:

| | Item | Total Effort |
|---|--|---------------|
| 1 | Additional Construction Management and Construction Support Services | \$ 41,500.00 |
| 2 | Additional Construction Inspection Services | \$ 125,000.00 |
| 3 | Provide Specialized Inspection Services for Block Wall Construction | \$ 27,000.00 |
| 4 | Provide Testing Services for Imperial Irrigation District Facilities and Block Wall | \$ 8,800.00 |
| 5 | Provide Re-testing Services for Contractor's Test Failure | \$ 15,900.00 |
| 6 | Revise "U Store It" Property Easement Document and Provide Coordination | \$ 2,800.00 |
| 7 | Additional Utility Coordination with Imperial Irrigation District, Gas Company, and Coachella Valley Water District. | \$ 2,500.00 |
| 8 | Staking Services for Imperial Irrigation District and Coachella Valley Water District Facilities | \$ 19,880.00 |
| 9 | Provide Revisions for Block Wall, Provided Coordination with Tri-Palm Mobile Home Park Residents | \$ 1,800.00 |
| | | \$ 245,180.00 |

We propose to complete the services outlined above on a time and materials basis, in accordance with our current schedule of fees, for an estimated budget of \$245,180. Additional services shall not exceed \$245,180 without prior authorization from client. Reimbursable expenses are included in this cost. The scope does not include additional services provided during construction.

Should you find this proposal acceptable, please issue a contract amendment.

We appreciate this opportunity to be of continued service; and should you have any questions regarding this change order, please contact me at (951) 686-1070.

Sincerely,
ALBERT A. WEBB ASSOCIATES



Dilesh Sheth, P.E.
Director of Traffic and Transportation

CC: Phil Lemoine
Mike Johnson