



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 23-398

Board Meeting Date: 5/23/2023

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Ann M. Stillman, Director of Public Works

Subject: Increase the Not-to-Exceed Amount for the Grant Yard Radio Shop Project (Project No. P30J1)

RECOMMENDATION:

Adopt a resolution increasing the Director of Public Works' authority to execute change orders to the agreement with E.F. Brett and Company, Inc., for the Grant Yard Radio Shop Project, to increase the not-to-exceed amount of \$6,682,500 by \$500,000, to a new not-to-exceed amount of \$7,182,500.

BACKGROUND:

On February 23, 2021, this Board adopted Resolution No. 078037, which adopted plans and specifications including conformance with prevailing wage scale requirements and authorized an agreement with E. F. Brett and Company, Inc. in the amount of \$6,075,000, and authorized the Director of Public Works to execute subsequent change orders in an amount not to exceed \$607,500 and grant time extensions.

DISCUSSION:

Unanticipated project delays and issues during the construction of the Grant Yard Radio Shop Project (Project) have led to a determination that the not-to-exceed amount of \$6,682,500, is not sufficient to appropriately compensate E.F. Brett and Company, Inc. for the Project. The most significant issues encountered during construction which have contributed to the need to increase the agreement not-to-exceed amount are the following:

- 1.) The Project duration was extended due in part to the delays in PG&E's delivery of permanent power to the Project. These electrical issues included: accommodating changes to the originally bid electric utility scope of work as required by PG&E's revised Electrical Substructure Engineering Drawings, costs incurred due to unanticipated field conditions and weather delays, and PG&E's cancellation of several pre-scheduled construction work events after the Contractor had initiated street closures and mobilized equipment and personnel to support PG&E's work.
- 2.) Complying with the City of Redwood City's (City) Recycled Water Development Standards.

This work included the preparation and filing for State approval of a Recycled Water Development Standard Report, payment of applicable water system and meter fees, installation of a dedicated recycled water meter and backflow preventer in anticipation of a future recycled water service line, replumbing of the copper water line to purple water pipes to the building's four water closets, changing the landscape irrigation system piping to purple piping, adding recycled water usage signage, and backflow cross connection testing.

- 3.) The relocation of an onsite City owned 12-inch sanitary sewer pipe. This effort required the abandonment of an existing City sewer easement and the recording of a new sewer easement; additional civil engineering design services to research, survey, and prepare new sewer pipe construction plans and specifications for the City Engineering Department to review and permit; payment of applicable sewer system fees; excavation and installation of sewer pipe; and final tie-in to the existing City sewer pipe on Chestnut Street.

Issues and conflicts often arise during construction projects, which must be addressed immediately to keep the project moving forward. In some cases, these issues require additional compensation. The Department worked diligently through the construction of this Project to minimize additional costs and develop solutions that were timely, effective, and financially responsible. Based on the additional costs of the unanticipated work/issues and the remaining change order balance, the Department recommends that the not-to-exceed amount of the contract be increased by \$500,000.

County Attorney has reviewed and approved the resolution as to form.

FISCAL IMPACT:

Increasing the not-to-exceed amount by \$500,000 to a new not-to-exceed amount of \$7,182,500 will facilitate completion of the Project and allow payment to the Contractor for the unanticipated work. The additional funding will be transferred to the Project through a Project Fund Transfer from the Maguire Correctional Facility Alternative Energy System Study #PE033.

There is no impact to the General Fund.