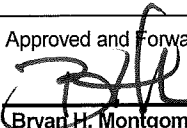




STAFF REPORT

Date: Tuesday, February 11, 2014
To: Bryan H. Montgomery, City Manager
From: Kevin Rohani, Public Works Director/City Engineer
Reggie Decker, Assistant Engineer
SUBJECT: Acceptance of work associated with CIP Project No. 131 – Downtown Landmark Plaza

Approved and Forwarded to City Council:


Bryan H. Montgomery, City Manager

Introduction

The City's adopted FY 2013/14 Capital Improvement Program (CIP) Budget designates funding for various infrastructure repair and replacement projects. Additionally, the City's Downtown Specific Plan guides the redevelopment and improvement of the downtown area. This is consistent with the City's goals to improve the quality of the City's public infrastructure and to enhance the quality of life for our residents.

Background and Analysis

Capital Improvement Project No. 131 constructed a public plaza adjacent to the new La Costa building and the Republic of Cake building. The plaza included pervious pavers, concrete walkways, and concrete seat and cheek walls. Additionally, the project installed irrigation, planters, and pots landscaped with shrubs, plants, and featured varieties in the plaza and around the new buildings. Street furnishings, such as lighted bollards, decorative streetlights, and down lighting on the seat walls, rounded out the accessories. The capstone of the project was a design-build lighted fountain with two-tiered bowls supported by a pedestal, all of which flows down onto a splash pad for recirculation. The self-contained fountain system includes automatic chlorination, automatic shut off during windy conditions, sump pump, automatic fill valve, and lighting control.

Summary

During the bidding process, Staff discovered that the original fountain was too large, complicated and expensive, and was not consistent with the City's desire to make the Downtown Plaza a pedestrian friendly gathering space. Staff worked with fountain professionals, utility agencies, and various contractors to complete the final design which improved water conservation, simplified the fountain and reduced the cost. Through this collaborative process, the size of the tank vault system was doubled in

size to potentially collect and utilize rainwater as well. The final design resulted in a beautiful, yet cost effective, fountain centerpiece for the plaza.

As with many projects, the successful layout and installation of the underground utilities is key to the project's success. In the case of this project, various existing utilities, both from the old La Costa building and from the new buildings, challenged the project team to effectively coordinate the facilities in the early stages. The project added thousands of feet of conduit to safely house the electrical components for the fountain, its lighting, streetlights, bollard lighting, seat wall lighting, and other decorative lighting throughout the plaza. Additionally, the project installed large pipes to carry water between the self-contained fountain vault, sewer system, and chlorination system. With the delivery of the fountain vault and its components delayed by several weeks, the project team was able to adjust the work schedule and complete other parts of the project in an unconventional order of work. Through planning and coordination, the delay had only minor impact on the final completion of the project. At one point, the Contractor had completed as much of the work that they could do without the tank and vault and a brief shutdown was required until the tank and vault arrived.

When the tank and vault arrived, the Contractor worked quickly and achieved substantial completion of the project within eight working days. This work included installing all of the pervious pavers and cleanup of the entire site. With the completion of the work, the Heart of Oakley Festival was able to take place as scheduled, in the Downtown Plaza, and was successful in attracting over 2,000 people.

Punchlist items for the total project completion included long-lead items such as streetlights, irrigation controller, and lighted bollards, some of which had up to a 16 week wait time. Throughout the project, the collaborative effort of Staff and the Contractor found opportunities to add unique touches to the project, such as decorative oak leaf skate stops on the handrails, a diamond-plated vault security door, and the custom bent-steel trellis. The collaborative effort by the Contractor and Staff also resulted in a better project and added a new asset to the City of Oakley public parks and amenities.

Fiscal Impact

This construction contract awarded by the City Council acting as the Successor Agency to the Oakley Redevelopment Agency was for \$1,160,000.00 with the contingency amount of \$116,000.00 bringing the total authorized budget to \$1,276,000.00. Staff successfully completed this construction contract for \$1,019,101.20.

Pursuant to the contract documents, Staff withheld 5% of the accrued costs from the amount paid to the contractor. Staff holds these "retention" funds until the end of the

project to ensure that the contractor completes the project in a timely manner. Approval of this item authorizes the release of the retention payment to the contractor. Council already budgeted the retention as part of the contract and change order approvals; so no additional fiscal impact derives with this action.

Recommendation

Staff recommends that the City Council acting as the Successor Agency to the Oakley Redevelopment Agency adopts the resolution accepting CIP Project No. 131 – Downtown Landmark Plaza as constructed by Goodland Landscape Construction, Inc., as complete and directs the City Clerk to file a Notice of Completion for the project with the County Recorder.

Attachments

- 1) Resolution
- 2) Notice of Completion

RESOLUTION NO. __-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY ACCEPTING AS COMPLETE THE WORK PERFORMED BY GOODLAND LANDSCAPE CONSTRUCTION, INC. FOR CIP PROJECT NO 131 – DOWNTOWN LANDMARK PLAZA

WHEREAS, KDA, Inc. completed the plans, specifications, and estimates for CIP No. 131 to be consistent with the, Oakley Downtown Specific Plan (ODSP), for the Downtown Landmark Plaza Project; and

WHEREAS, on February 26, 2013, by adopting Resolution No. SA 04-13, the City Council acting as Successor Agency to the Oakley Redevelopment Agency awarded a construction contract to Goodland Landscape Construction, Inc., for the construction of CIP No. 131 – Downtown Landmark Plaza. Goodland Landscape Construction, Inc., submitted the lowest responsive base bid in the amount of \$1,160,000.00; and

WHEREAS, during the life of the project there were twenty-six approved change orders, and the final invoiced amount including approved change orders is \$1,019,101.20; and

WHEREAS, Goodland Landscape Construction, Inc., has satisfied the contractual requirements necessary for the acceptance of CIP No. 131 as complete.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the City Council of the City of Oakley acting as the Successor Agency to the Oakley Redevelopment Agency that CIP Project No. 131 – Downtown Landmark Plaza is hereby accepted as complete.

BE IT FURTHER RESOLVED AND ORDERED, that the City Clerk is hereby directed to file a Notice of Completion for CIP No. 131 with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Oakley acting as the Successor Agency to the Oakley Redevelopment Agency at a meeting held on the 11th of February, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Randy Pope, Chair

ATTEST:

Libby Vreonis, Secretary

Date

PURSUANT TO GOVERNMENT
CODE §6103 NO FEE IS REQUIRED
FOR THE RECORDATION OF THIS
DOCUMENT

WHEN RECORDED MAIL TO:

Agency Secretary
Oakley Redevelopment Agency
3231 Main Street
Oakley, CA 94561

RECORDING REQUESTED BY:

City Council of the City of Oakley acting
as the Successor Agency to the Oakley
Redevelopment Agency
3231 Main Street
Oakley, CA 94561

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**NOTICE OF COMPLETION
CIP 131 – Downtown Landmark Plaza**

NOTICE IS HEREBY GIVEN THAT:

The CITY COUNCIL OF THE CITY OF OAKLEY ACTING AS THE SUCCESSOR AGENCY TO THE OAKLEY REDEVELOPMENT AGENCY, a public body, corporate and politic, did, on February 26, 2013, enter into an agreement with Goodland Landscape Construction, Inc. for construction of Capital Improvement Program Project Number 131 – Downtown Landmark Plaza at 3080 Main Street.

The work described in the contract documents was to furnish all material, labor, and equipment necessary to complete CIP No. 131 – Downtown Landmark Plaza.

On February 11, 2014, said contract, as a whole was completed and the work was accepted by the Oakley Redevelopment Agency.

I hereby certify under penalty of perjury that the facts set forth in the foregoing Notice of Completion are true and correct.

Executed at Oakley, Contra Costa County, State of California, on _____.

By: _____
Libby Vreonis, Agency Secretary
Oakley Redevelopment Agency
Oakley, California