



# TOWN OF APPLE VALLEY

## TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council                      **Date:** May 13, 2014

**From:** Brad Miller, Town Engineer                      **Item No:** 7  
Engineering Department

**Subject:** SR-18/APPLE VALLEY ROAD INTERSECTION REALIGNMENT  
PROJECT CONTRACT AMENDMENT NO. 2

**T.M. Approval:** \_\_\_\_\_                      **Budgeted Item:**  Yes    No    N/A

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### RECOMMENDED ACTION:

Approve Amendment No. 2 to the November 2008 Agreement between the Town of Apple Valley and Dokken Engineering for engineering services on the State Route 18/Apple Valley Road Intersection Realignment Project for an amount not-to-exceed \$169,680.

### SUMMARY:

On November 18, 2008, the Town of Apple Valley entered an agreement with Dokken Engineering for Environmental and Design Services on the State Route 18/Apple Valley Road Intersection Realignment/Improvement Project for an amount not-to-exceed \$417,000.00. On June 10, 2012, the Town Council approved Amendment No. 1 in the amount of \$275,040 to address out of scope work necessary to meet changes in Caltrans requirements, update existing conditions within the project area and provide expanded services related to right-of-way appraisal/acquisition and landscape architecture tasks. Since 2012, Caltrans has approved the environmental document and the project is in the Right-of-Way phase and final design including utility coordination.

Amendment #2 also addresses out-of-scope work at the final stages of the project. Dokken Engineering proposes to provide these additional services for a not-to-exceed amount of \$169,680. The addition of this amendment brings Dokken Engineering's total contract to \$861,720 for a combination of Project Approval & Environmental Documentation (PA&ED), Design, Right of Way, Permitting and project management services. The fee is competitive for a very complex project valued at approximately \$5,000,000 that includes the State Highway, frontage roads, utility conflicts, and property transactions involving the State of California, Caltrans and adjacent businesses.

A summary showing the additional work required to complete the project is estimated for each task is included as Attachment A (Amendment No. 2 – Task and Cost Proposal Summary). An overall Contract Cost Summary is included as Attachment B.

**FINANCIAL IMPACT:**

The current project budget reflects a multi-year schedule. As a result, there are sufficient funds approved for this amendment.

Vicinity Map

Not to Scale





February 12, 2014

Mr. Richard Pedersen  
Assistant Town Engineer  
TOWN OF APPLE VALLEY  
14955 Dale Evans Parkway  
Apple Valley, CA 92307

**RE: SR-18/Apple Valley Road Intersection Improvement Project  
Contract Amendment No. 2**

Dear Mr. Pedersen:

The purpose of this letter is to request Amendment No. 2 to the November 2008 Agreement between the Town of Apple Valley and Dokken Engineering for engineering services on the State Route 18/Apple Valley Road Intersection Improvement Project. This amendment is requested to address out of scope work necessary to meet changes in Caltrans requirements, the additional complexities associated with the California Army National Guard property, and expanded services related to management, design, and utilities.

Dokken Engineering proposes to provide these additional services for a not-to-exceed amount of **\$169,680**. The addition of this amendment brings Dokken Engineering's total contract amount to **\$861,720** for a combination of PA&ED, Design, Right of Way, Permitting and project management services. We believe this fee to be very competitive for such a complex project valued at approximately \$5,000,000 that includes a State Highway, adjacent frontage roads, utility conflicts, and property transactions involving commercial businesses, the State of California, and Caltrans. As such, Dokken Engineering's services continue to represent a good value.

Following is a description of the additional services included in this amendment request:

<u><b>CONTRACT TASK</b></u>	<u><b>ADDITIONAL BUDGET</b></u>
<b>TASK 1.0 PROJECT MANAGEMENT/CALTRANS COORDINATION</b>	<b>\$32,280</b>
<p>The original contract anticipated project management for a period of twelve (12) months. Amendment No. 1 extended this duration by an additional 12 months, through June 2013. Due to circumstances outside of our control, delivery of the project scope has extended beyond that time frame and the original project oversight and coordination budget is now exhausted. With the additional services noted herein, and time frame associated with these services, additional budget is requested for this item.</p> <p>The requested budget is based on the level of effort needed to continue through 95% design and right of way acquisition. These tasks are anticipated to be completed in March of 2015. Upon completion of right of way acquisition, Dokken will postpone preparation of the final construction bid set until construction</p>	



**CONTRACT TASK**

**ADDITIONAL BUDGET**

funding is secured.

**TASK 2.6 CALTRANS PERMIT APPLICATION AND APPROVAL PROCESS**

**\$19,040**

Coordination with Caltrans continues to be needed during the final design and right of way phases of the project. Although completion and processing of the Encroachment Permit Application was included in the original scope, monthly coordination to process all the elements of the project needed to gain construction approval, such as a Design Exception Fact Sheet for Clear Recovery Zone and ADA Certification, were not included. Additional budget is needed to provide the level of services now needed by Caltrans.

**TASK 3.1 65% PLANS**

**\$25,350**

During preparation of the 65% plans, design refinements have resulted in the need for several unanticipated tasks, including:

Town Requested Design Changes – Modifications to the design plans have been made to provide for an extension of the sidewalk along Wika Road in front of the Armory. The opportunity to include this additional improvement was identified by the Town as a result of iterative reviews after design work was completed. Additional effort was required to incorporate these improvements into the plans.

Temporary Signals – The original project staging concept was based upon the assumption that the existing 11 foot travel lanes would be approved to avoid reconstruction of the new improvements along this frontage. These lanes, however, required a design exception, which was ultimately not approved. As a result, the additional construction work and lane offsets experienced during staging will require the development of temporary signal plans.

**TASK 3.2 95% PLANS**

**\$11,010**

The design modifications, as described under Task 3.1 65% Plans, will add approximately 9 sheets to the plan set, increasing the effort needed for both the plan and estimate at the 95% stage. Additional items will also be required in the specifications. Budget for the added effort is included in this item.

**TASK 3.3 RIGHT OF WAY EXHIBIT MAP & PLATS/LEGAL DESCRIPTIONS**

**\$9,480**

The original scope provided for the preparation of plats and legal descriptions for four roadway acquisitions and six temporary construction easements on a total of five parcels. Based on refinement of the project needs, it has been determined that plats and legal descriptions are needed for five acquisitions, five temporary construction easements, and three wall/footing easements. This task reflects the extra effort required to prepare an additional three plats/legal descriptions, a Caltrans right of way map, and coordinate with Caltrans for the transfer of property from the Town to the State.





**CONTRACT TASK**

**ADDITIONAL BUDGET**

**TASK 3.4 APPRAISAL AND ACQUISITION SERVICES**

**\$27,580**

The current contract scope of work includes the appraisal and acquisition of right of way and easements necessary to construct the project. For this task, Dokken Engineering provides the engineering support to the right of way agent in the form of coordination, technical oversight, and document review. As the project has evolved, several unique ownership conditions have been discovered that affect the original effort estimated for the project.

Boundary Correction: The 7-11 property in the southeast quadrant of the intersection shows private ownership of the adjacent lane of Apple Valley Road. The Town desires the right of way be corrected to reflect Town ownership of the roadway and sidewalk to the back of walk. Additional effort will be expended to support the right of way appraisal and acquisition process needed to correct this irregularity.

Alleyway: The alley separating the Alaska Credit Union and the National Guard Armory is needed for ingress/egress to the armory in the post project condition. Additional effort has been expended to investigate the chain of ownership of the alley and to facilitate the processes necessary to ensure post-project access is provided.

California Army National Guard Property: The California Army National Guard owns an armory directly adjacent to the project area. In order to accomplish the project's purpose and need, property acquisition will be required from the armory, which will affect the parking lot that serves the armory. Given the State's ownership of the property, the lease to the National Guard, and the limited eminent domain potential, extra effort has been expended to support the complicated appraisal and acquisition process associated with this parcel. Additional coordination with the armory has been and will continue to be conducted to ensure the post project condition meets their circulation needs. Multiple exhibits and estimates have been developed to support several appraisal scenarios and additional iterations are anticipated as the transaction moves through negotiations.

**TASK 3.5 UTILITY COORDINATION**

**\$42,240**

Potholing of existing subsurface utilities was determined to be needed to accurately identify potential conflicts with the proposed project improvements. Potholing was not included in the original scope of work.

Caltrans is now requiring full oversight and review of the utility coordination process. As such, Caltrans will require Reports of Investigation (ROIs) for each utility that requires adjustment or relocation on the project. This task covers the following additional tasks associated with the ROIs:

- Prepare ROI packages per Caltrans Right of Way Manual, Chapter 13.



**CONTRACT TASK**

**ADDITIONAL BUDGET**

Task 3.5 Utility Coordination – con’t

- Submit ROI packages to Caltrans for review.
- Coordinate with Caltrans to obtain approval of ROI packages.

**TASK 5.6 100 % BID PACKAGE**

**\$2,700**

The design modifications, as described under Task 3.1 65% Plans, will add approximately 9 sheets to the plan set, increasing the effort needed for the 100% bid set. Budget for the added effort is included in this item.

**TOTAL AMENDMENT 2:**

**\$169,680**

Following is a summary of the current and proposed agreement amounts:

Original Contract Amount	\$417,000
Amendment No. 1	\$275,040
<b>Amendment No. 2</b>	<b><u>\$169,680</u></b>
<b>Total Proposed Contract Amount:</b>	<b>\$861,720</b>

A detailed breakdown of effort for each task is included as Attachments A: Amendment No. 2 - Task and Cost Proposal Summary. An overall Contract Cost Summary is included as Attachment B.

Dokken Engineering has enjoyed working with the Town to advance this project and looks forward to completion of final design and right of way acquisition so that construction funds can be obtained and the project built. If you have any questions, please contact me at (916) 858-0642.

Sincerely,

DOKKEN ENGINEERING

Elizabeth Diamond, PE  
Project Manager

cc. Paula Pereira, Project Manager

Attachments: A: Amendment No. 2 – Task and Cost Proposal Summary  
B: Contract Cost Summary

1783/052/EBD/pdw

**TOWN OF APPLE VALLEY**  
**SR 18/Apple Valley Road Intersection Improvement Project**  
**ATTACHMENT A: AMENDMENT NO. 2 - TASK AND COST PROPOSAL SUMMARY**  
**February 12, 2014**

TASK DESCRIPTION	DOKKEN ENGINEERING											SUBCONSULTANTS					GRAND TOTAL
	QA/QC \$170	PM \$195	Geotech \$165	PE \$150	Assoc \$130	Assist \$110	Sen Env \$160	Env Plan \$130	Env Spc \$90	Eng Tech \$60	TOTAL HRS	TOTAL \$\$	Aguirre Survey	Group Delta Geotech	Epic ROW	Kelly Potholing	
<b>1.0 PROJECT MANAGEMENT</b>	0	40	0	144	0	0	0	0	0	0	48	232	\$32,280	\$0	\$0	\$0	\$32,280
1.1 PDT Meetings		16		48							48	112	\$13,200				\$13,200
1.2 Coordination with Caltrans				48							48	48	\$7,200				\$7,200
1.3 Coordination with Town		24		48							72	72	\$11,880				\$11,880
<b>2.0 PRELIMINARY ENGINEERING/ENVIRONMENTAL</b>	4	8	0	48	40	40	0	0	0	0	140	140	\$19,040	\$0	\$0	\$0	\$19,040
2.1 Survey and Base Mapping											0	0	\$0				\$0
2.2 Utility Research and Coordination											0	0	\$0				\$0
2.3 Preliminary Hydraulic and Geotechnical Investigation											0	0	\$0				\$0
SWDR											0	0	\$0				\$0
Final Geotechnical Report											0	0	\$0				\$0
Change to Existing SR18-overby, and Arroyo Valley											0	0	\$0				\$0
<b>2.4 Preliminary Design and Right-of-Way Requirements</b>											0	0	\$0				\$0
2.5 Technical Studies and Environmental Documentation											0	0	\$0				\$0
2.6 Caltrans Permit Application & Approval Process											0	0	\$0				\$0
<b>3.0 FINAL ENGINEERING</b>	4	8	48	40	40	40	0	0	0	104	756	\$94,360	\$0	\$0	\$4,000	\$20,000	\$119,040
3.1 65% Plans	4	2	28	80	80	88	0	0	0	0	202	202	\$25,350	\$0	\$0	\$0	\$25,350
Town Requested Design Changes	2	2	12	40	40	48	0	0	0	0	72	72	\$9,480				\$9,480
Temporary Signal Design	2		16	40	40	72					130	130	\$15,880				\$15,880
<b>3.2 95% Plans, Specifications, and Estimates</b>	2	2	12	24	40	40	0	0	0	16	96	96	\$11,010				\$11,010
3.3 Right-of-Way Exhibit Map & Plat/Legal Descriptions											40	40	\$9,480				\$9,480
3.4 Appraisals and Acquisition Services		12		100	48						160	160	\$23,560				\$23,560
3.5 Utility Coordination	8	8	40	84	84	8	8	8	8	40	180	180	\$22,240				\$22,240
3.6 100% Bid Package			2	8	8	8	8	8	8	8	28	28	\$2,700				\$2,700
<b>4.0 BIDDING AND CONSTRUCTION SUPPORT</b>	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0
4.1 Bidding Support											0	0	\$0				\$0
4.2 Construction Support											0	0	\$0				\$0
<b>5.0 AS-BUILT PREPARATION</b>	0	0	0	0	0	0	0	0	0	0	0	0	\$0	\$0	\$0	\$0	\$0
5.1 As-Built Preparation											0	0	\$0				\$0
<b>TOTAL</b>	18	72	0	390	320	320	0	0	0	152	1128	1128	\$145,680	\$0	\$4,000	\$20,000	\$169,680



**TOWN OF APPLE VALLEY**  
**SR 18/Apple Valley Road Intersection Improvement Project**

**ATTACHMENT B: CONTRACT COST SUMMARY**

February 12, 2014

TASK #	TASK DESCRIPTION	Current Contract Amount	Amendment 1	Amendment 2	Proposed Total Contract Amount with Amendments	% of Construction Cost*
<b>Project Total:</b>		<b>\$417,000</b>	<b>\$275,040</b>	<b>\$169,680</b>	<b>\$861,720</b>	<b>17%</b>
<b>1.0</b>	<b>PROJECT MANAGEMENT</b>	<b>\$39,220</b>	<b>\$25,080</b>	<b>\$32,280</b>	<b>\$96,580</b>	<b>2%</b>
1.1	PDT Meetings	17,340	13,200	13,200	43,740	
1.2	Coordination with Caltrans	12,360	-	7,200	19,560	
1.3	Coordination with Town	9,520	11,880	11,880	33,280	
<b>2.0</b>	<b>PRELIMINARY ENGINEERING/ENVIRONMENTAL</b>	<b>\$208,080</b>	<b>\$114,750</b>	<b>\$19,040</b>	<b>\$341,870</b>	<b>7%</b>
2.1	Survey and Base Mapping	22,290	3,540	-	25,830	
2.2	Utility Research and Coordination	5,820	5,680	-	11,500	
2.3	Preliminary Hydraulic and Geotechnical Investigation	42,520	36,730	-	79,250	
2.4	Preliminary Design and Right-of-Way Requirements	42,540	31,080	-	73,620	
2.5	Technical Studies and Environmental Documentation	85,410	16,240	-	101,650	
2.6	Caltrans Permit Application and Approval Process	9,500	21,480	19,040	50,020	
<b>3.0</b>	<b>FINAL ENGINEERING</b>	<b>\$130,960</b>	<b>\$173,950</b>	<b>\$118,360</b>	<b>\$423,270</b>	<b>8%</b>
3.1	65% Plans	42,300	57,670	25,350	125,320	
3.2	95% Plans, Specifications, and Estimates	25,640	20,730	11,010	57,380	
3.3	Right-of-Way Exhibit Map and Individual Plats & Legal Description	35,760	-	9,480	45,240	
3.4	Appraisals and Acquisition Services	-	87,850	27,580	115,430	
3.5	Utility Coordination	10,820	-	42,240	53,060	
3.6	100% Bid Package	16,440	7,700	2,700	26,840	
<b>4.0</b>	<b>BIDDING AND CONSTRUCTION SUPPORT</b>	<b>\$31,320</b>	<b>(\$31,320)</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>
4.1	Bidding Support	11,680	(11,680)	-	-	
4.2	Construction Support	19,640	(19,640)	-	-	
<b>5.0</b>	<b>AS-BUILT PREPARATION</b>	<b>\$7,420</b>	<b>(\$7,420)</b>	<b>\$0</b>	<b>\$0</b>	<b>0%</b>

\*Based on Construction Estimate of \$5,000,000