



TOWN OF APPLE VALLEY

TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** February 28, 2017

From: Brad Miller, Town Engineer **Item No:** 3
Engineering Department

Subject: YUCCA LOMA BRIDGE CONSTRUCTION MANAGEMENT SERVICES CONTRACT AMENDMENT #2 OF THE YUCCA LOMA BRIDGE/ YATES ROAD CONTRACT AGREEMENT, IN THE AMOUNT OF \$296,418.00, TO EXTEND SERVICES TO COMPLETE YUCCA LOMA ROAD WIDENING AND DRAINAGE IMPROVEMENTS

T.M. Approval: _____

Budgeted Item: Yes No N/A

RECOMMENDED ACTION:

Approve the Yucca Loma Bridge Construction Management Services Contract Amendment #2 with Parsons, the Project's Construction Management Contractor, in the not-to-exceed amount of \$296,418.00, subject to "Approval as to Form" by the Town Attorney and "Approval as to Content" by the Town Manager.

SUMMARY:

The purpose of Contract Amendment #2 is to provide additional Construction Management Services for the construction of the Yucca Loma Road Widening and Drainage Improvements Project and extend those services through completion of the Project.

Parsons proposes to provide the additional services for a not-to-exceed amount of \$296,418.00. This will bring the Parsons total contract to \$5,206,586.00. This total contract amount includes both the Yucca Loma Bridge phase of the Project and the Yucca Loma Road Widening phase of the Project. The proposed Amendment of \$296,418.00 to extend the Yucca Loma Road Widening and Drainage Improvements phase of the Project represents eleven percent (11%) of the Engineer's Construction Cost Estimate of \$11,870,000.00 for the Yucca Loma Road Widening and Drainage Improvements phase. Parsons is able to provide Construction Management Services for a lower than industry standard percentage rate due to savings resulting from project overlap and cooperation with Town Engineering staff to provide in-house inspection services where appropriate. Unfortunately, the anticipated project phase overlap was not as great as originally

anticipated due to delays in obtaining final Project approvals, increasing project duration time.

A summary of the estimated effort for each task and phase of work is included in the attached Contract Amendment Request Letter from Parsons, dated February 6, 2017.

BACKGROUND:

Parsons is currently providing Construction Management Services on the Yucca Loma Bridge and Yucca Loma Road Widening Project. Contract Amendment #2 extends tasks relating to construction management efforts to complete the Yucca Loma Road Widening and Drainage Improvement Project and coordinates activities with Dokken Engineering and with Town Engineering Department staff to maximize efficiency of scale and savings realized due to overlapping tasks. Based upon the foregoing, staff recommends adoption of the form motion.

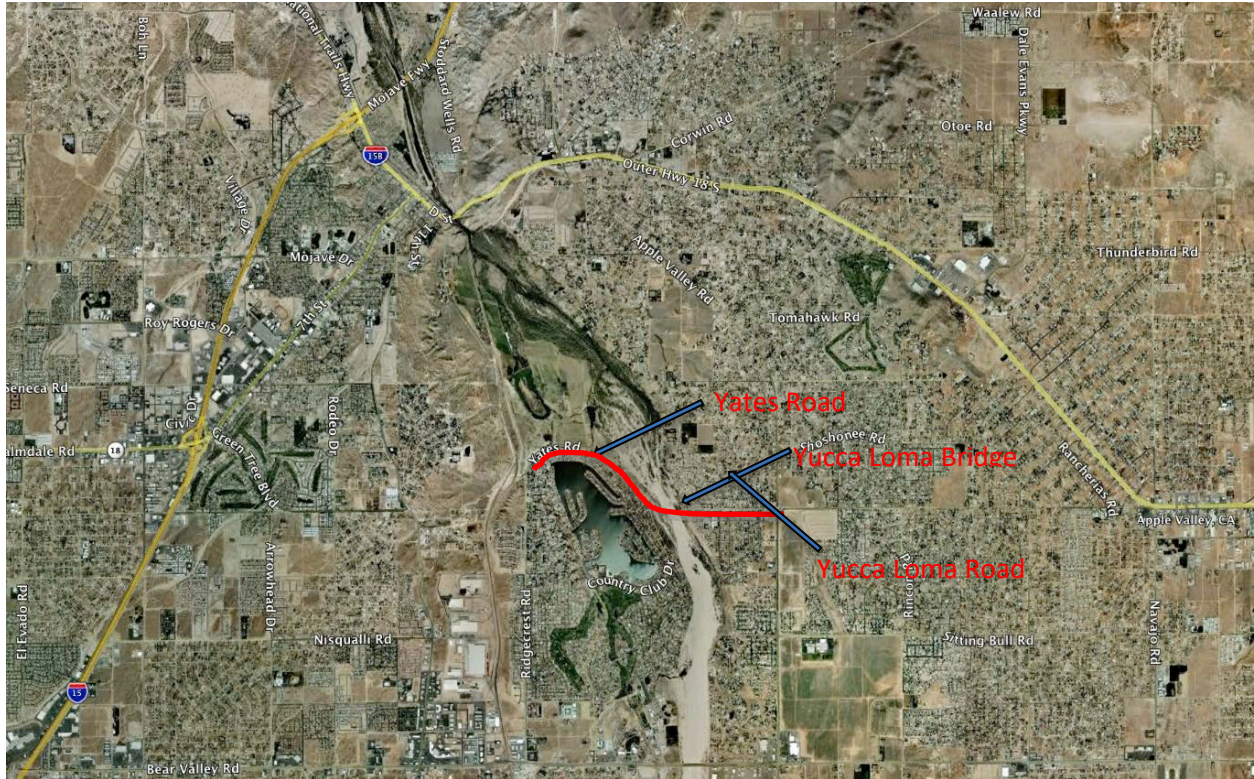
FISCAL IMPACT:

There are sufficient funds approved for this Amendment in the current Project budget.

ATTACHMENTS:

1. Vicinity Map
2. Contract Amendment Request Letter from Parsons

VICINITY MAP:



February 6, 2017

Mr. Brad Miller
Town of Apple Valley
Engineering Division
14955 Dale Evans Parkway
Apple Valley, CA 92307

Subject: Amendment Request #2 for Construction Management Services on the Yucca Loma Road Widening Project

Dear Mr. Miller,

This letter requests Contract Amendment #2 to the October 2012 Agreement between the Town of Apple Valley and Parsons for Construction Management Services on the Yucca Loma Bridge over the Mojave River and Yates Road Improvements Project, the first of three phases of the greater Yucca Loma Road/Yates Road/Green Tree Boulevard Transportation Project.

Previously, Contract Amendment #1 provided additional funds for Construction Management (CM) Services on the Yucca Loma Widening Project, the second phase, anticipated to begin construction in April 2015 and overlap the first phase by approximately six (6) months. The amendment value reflected a cost savings to the Town as Parsons project staff would perform services on both phases concurrently (Attachment 1). Parsons' ability to complete phase 2 CM services in the proposed amount was contingent on the construction overlap of 6 months, which did not occur due to a May 2016 construction start date.

The phase 2 budget of \$1,009,661.00 will be expended at the end of March 2017, approximately four (4) months before the construction contract completion date of July 17, 2017 (Attachment 2). The Contractor's schedule shows an early completion date of April 19, 2017; however, due to potential construction delays, Parsons requests Amendment #2 for \$296,418.00, which would provide for approximately three (3) months of additional CM services during the construction phase (Attachment 3). This additional time will get us through June 2017, which will all us time for unanticipated delays plus time to close out the project books. This would bring the phase 2 total budget to \$1,306,079.00. Parsons is pleased to provide these services at a rate schedule that has remained unchanged since 2012.

Despite no construction phase overlap, the total proposed amount for completion of phase 2 CM services of is over \$200,000 less than the "stand alone" cost proposal, originally provided with the Amendment #1 request letter. The "stand alone" cost was \$1,524,031.28, which represented the estimated cost for providing Construction Management Services without phase overlap (Attachment 4). The following table summarizes these costs:

Yucca Loma Road Widening Budget (Phase 2)	Amount	"Stand Alone" Cost	Savings
Amendment #1 Amount	\$1,009,661.00		
Amendment #2 Proposed Amount	\$296,418.00		
Total	\$1,306,079.00	\$1,524,031.28	\$217,952.28



Mr. Brad Miller
Town of Apple Valley
Yucca Loma Road Widening
February 6, 2017

Scope of Services:

<u>Contract Task</u>	<u>Cost</u>
<u>Parsons Construction Management Services</u> Parsons will provide additional Construction Management Services during the Yucca Loma Widening (Phase 2) Construction phase.	\$274,878.00
<u>Other Direct Costs (ODC)</u> Parsons ODC to provide these additional Construction Management Services.	\$21,540.00
Total	\$296,418.00

Summary:

Original Contract Amount	\$3,900,507.00
Amendment #1 Amount	\$1,009,661.00
Amendment #2 Amount	\$296,418.00
Total Proposed Contract Amount	\$5,206,586.00

We appreciate this opportunity to continue to work with you, and look forward to the successful completion of this important phase of the Town of Apple Valley's vision for this corridor. If you have any questions, please call me at (909) 218-3650 or on my cell at (909) 782-0460.

Sincerely,



Ernest A. Figueroa, RLA
Project Manager
Ernie.figueroa@parsons.com