



CITY OF MENIFEE

SUBJECT: Contract Change Order with Act 1 Construction, Inc. for the New Quail Valley Fire Station No. 5 Project

MEETING DATE: April 3, 2024

TO: Mayor and City Council

PREPARED BY: Carlos Geronimo, Engineering Manager

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Approve and authorize the City Manager to execute Contract Change Order No. 1 with Act 1 Construction, Inc. for construction services on the New Quail Valley Fire Station No. 5 project, located on Goetz Road near Vista Way, in the amount of \$66,384.39, increasing the total contract value to an amount not-to-exceed \$8,693,180.96.

DISCUSSION

The New Quail Valley Fire Station No. 5, Capital Improvement Program (“CIP”) Project No. CIP 21-04 (“Project”) is an approximately 9,000 sq. ft. facility located on Goetz Road near Vista Way. The new fire station would replace the existing Quail Valley Fire Station No. 5, currently located at the intersection of Goetz Road and Avenida Robles. The new station would provide a modernized facility to sustain necessary fire services while supporting additional staff and the area’s growing fire response needs.

On October 19, 2022, the City Council approved a construction budget of \$9,540,636 and awarded the construction services contract to Act 1 Construction, Inc. (“Contractor”) in the amount of \$8,626,796.57. Construction work for the Project began in January 2023 and is ongoing.

Although staff makes every effort to carefully study and anticipate the extent of the scope of work required to achieve Project goals, unforeseen needs are often encountered as a project progresses. Unknown site conditions and utility conflicts were discovered during construction activities, resulting in additional work outside of the original scope as follows:

1. Relocation of apparatus bay trench drain: The approved drawings showed a pattern of three continuous trench drains in the apparatus bay which conflicted with the sloping pattern of the floor bay. This conflict necessitated review and re-arrangement of the floor trench drains which resulted in the installation of nine separate trench drains. The

additional cost for this task is related to extra work required to establish lines and grades to slope the floor toward the revised trench drains and relocation of drain pipes.

2. Additional trenching efforts per Eastern Municipal Water District (“EMWD”) requirements: EMWD inspector required the contractor to trench and expose twenty feet in either direction of the existing water main point of connection to verify the appropriate restraints were provided for the water mainline. The additional cost included trenching, backfilling, patching of asphalt, and additional traffic control.
3. Water main point of connection: During excavation to install the water lateral for the building, an existing sewer force main near the point of connection was discovered which presented a conflict. The conflict resulted in additional work to realign the water line over the sewer force main. The work required additional materials including 45° bends and labor.
4. Additional Frontier conduits: The additional work included trenching approximately 415 linear feet to install conduits related to Frontier utilities to provide communication to the facility.

These additional activities require the approval of Contract Change Order No. 1, increasing the total not-to-exceed value of the Contractor’s contract as outlined in Table 1 below.

Table 1 - Contract Activity History:

Contract Activity	Approval Date	Summary of Changes	Value
Original Contract	October 19, 2022	Construction services	\$8,626,796.57
Contract Change Order No. 1	<i>Pending</i>	Additional utility work including trenching for EMWD & Frontier conduit	\$66,384.39
TOTAL			\$8,693,180.96

Pursuant to Menifee Municipal Code §3.12.090, any change orders in the amount greater than 10% of the contract amount or that exceeds the City Manager’s signing authority shall be approved by the City Council.

STRATEGIC PLAN OBJECTIVE

Safe and Attractive Community

FISCAL IMPACT

The fiscal impact of the proposed amendment is \$66,384.39. The funding required to support the proposed amendment is available in the adopted project budget, as summarized in Table 2 below.

Table 2 - Existing Project Funding

Fund	Project	Account No.	Available Budget	CCO No. 1
Quality of Life	New Quail Valley Fire Station No. 5	105-4555-58102	\$654,183.80	\$66,384.39

No additional budget appropriation action(s) is required.

ATTACHMENTS

1. Project Location Map
2. Contract Change Order No. 1