



FINAL CONTRACT BALANCE

DATE: January 21, 2023

PROJECT: PARADISE CREEK PARK SITE REMEDIATION & IMPROVEMENTS
FY 18/19
CIP No. 18-07

CONTRACTOR: WHILLOCK CONTRACTING INC.
346 FRONT ST
EL CAJON, CA, 92020

ORIGINAL CONTRACT AMOUNT:	\$5,219,250.00
START DATE:	December 13, 2018
COMPLETION DATE:	November 19, 2020
ORIGINAL CONTRACT LENGTH:	140 Working Days
EXTENSION OF WORKING DAYS:	175 Working Days
TOTAL CONTRACT TIME:	315 Working Days
FINAL CONTRACT AMOUNT:	\$5,197,256.50

DESCRIPTION:

The Final Contract Balance reports final line item amounts and summarizes all change orders to produce a final contract amount.

CHANGE ORDERS AND LINE ITEM ADJUSTMENTS:

Change Order #1 removed and disposed of asbestos containing soil per Ensafe's Limited Asbestos Soil Debris Investigation Report. After potential asbestos containing materials were identified in the surface soils, Ensafe gathered soil samples and made the recommendation for removals to a depth of one foot. The total amount for this Change Order is **\$26,949.70**.

Change Order #2 provided surveying for the installation of additional gabion wall on the existing slope between the west side of the access road along a 50-foot frontage to a private property. The surveying was completed at an agreed upon price and the additional 300 square feet of gabion wall was paid as a line-item adjustment. The total amount for this Change Order is **\$609.00**.

Change Order #3 directed the contractor to install additional construction site safety signs around the perimeter of the construction site. Six additional construction site safety signs were installed at an agreed upon price. The total amount for this Change Order is **\$820.62**.

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Change Order #4 removed and disposed of unknown debris identified in the slope corner along 21st Street and Harding Avenue during clearing and grubbing. This work was completed under time and materials. The total amount for this Change Order is **\$28,454.64**.

Change Order #5 directed the contractor to install 3-inches of decomposed granite in place of the originally planned line item #16 for asphalt concrete pedestrian access. Due to the need for trenching operations and resurfacing efforts for utility connections, the city agreed that the decomposed granite would be suitable substitution and deleted line item #16. The total amount for this Change Order is **\$4,290.00**.

Change Order #6 substituted the specified 9-gauge gabion basket with a 5-gauge basket system and substituted the specified Baja Gray 12-inch rubble with the JEB sand and gravel 12-inch. This Change order also directed the contractor to proceed with work designated on plan sheets 1 and 2 for demolition and drainage improvements on West 19th Street. This Change Order also provided a savings for line item #12, contaminated soil, for a reduction of tons used. This Change Order was credit given to the City in the amount of **\$30,752.07**.

Change Order #7 provided 120-feet of 6-foot tall, galvanized chain link fence along the southerly edge of Paradise Creek Park protecting the sensitive wildlife areas along 22nd Street. The total amount for this Change Order is **\$10,380.67**.

Change Order #8 directed the contractor to remove and replace the roll up garage door for the storage space being used by site staff located at 304 West 19th Street. This work was performed under time and materials. The total amount for this Change Order is **\$1,897.85**.

Change Order #9 directed the contractor to demolish the existing perimeter fence, remove and grade the existing slope to match impacted soil elevations and install temporary construction fence and windscreen at the site office located at 302 West 19th Street. This work was performed under time and materials. The total amount for this Change Order is **\$3,192.68**.

Change Order #10 provided surveying and excavation of soil where the 18 new lights would be installed in the park in the following project. Excavating and removing impacted soil in these 18 locations allowed for no impacted soil handling in the follow-on project. This work was performed at an agreed upon price. The total amount for this Change Order is **\$2,037.00**.

Change Order #11 modified the original design for the park lights from a direct burial system to a standard break-away support system with concrete foundations. The new system allowed for the city to maintain all park lights without contacting contaminated soil below the park lights. This work was completed under time and materials. The total amount for this Change Order is **\$1,736.86**.

Change Order #12 provided CCTV of existing 36-inch vitrified clay pipe sewer trunk on 22nd Street. Inspection of the pipe helped to determine the correct method to clean, spot repair and plug the pipe. The total amount for this Change Order is **\$4,284.00**.

Change Order #13 removed and disposed of additional asbestos containing material identified at the site office. As abatement began from the original hazardous material survey, dated March 8, 2019, an

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additional 2,646 square feet of asbestos containing materials were discovered on the second floor of the building. The total amount for this Change Order is **\$9,075.63**.

Change Order #14 directed the contractor to procure and install approximately 1,200 linear feet of permanent fencing, 13,841 square feet of pervious concrete path, retractable and fixed bollards, and to prepare the subgrade and base for the pervious concrete to be placed. This change order also provided a credit for the reduction in line item #11 for impacted soil handling. This Change Order was a credit given to the City in the amount of **\$120,664.17**.

Change Order #15 provided additional surveying and staking for the connector path from Harding Avenue to West 19th Street and stairway at Harding Avenue. To further facilitate the follow on park development, additional surveying of the connector path and stairway were added. The total amount for this Change Order is **\$1,018.50**.

Change Order #16 provided full street section repairs to adjacent streets that were damaged from construction activity around Paradise Creek Park. The total amount for this Change Order is **\$48,071.00**.

Change Order # 17 directed the contractor to hydroseed approximately 2,000 square feet of existing slope between 22nd Street and Paradise Creek Park. To meet all current project erosion control plans, all existing slopes that are disturbed or changed by construction activities are to be stabilized to minimize erosion by water and wind. The total amount for this Change Order is **\$892.50**.

Change Order #18 directed the contractor pour slurry in the gabion baskets supporting the access path throughout the park. The original details for the gabion wall would not allow for the subgrade and finish surface to meet compaction requirements which can cause cracking and other surface failures over time. To meet compaction requirements and minimize maintenance of the multi-use path, slurry was added to the gabion wall to support the base and surface of the path. This work was completed under time and materials. The total amount for this Change Order is **\$2,055.56**.

Change Order #19 directed the contractor to clean, prime, and paint the backside of structures adjacent to the south end of Paradise Creek Park for aesthetic purposes. The total amount for this Change Order is **\$3,517.50**.

Change Order #20 provided for the additional cost of schedule 40 piping required by US Fish and Wildlife Services for the gabion wall exhibit. This change order superseded the permanent fencing details and pricing in Change Order #14. The total amount for this Change Order is **\$3,595.36**.

Change Order #22 directed the contractor to perform emergency street section repair at the intersection of Wilson Avenue and 21st Street due to an existing trench failure that was undermined by recent rainstorm runoff. As per NV5's recommendation, a portion of the road was removed, soil was excavated, and aggregate base and geogrid were placed before the road was repaired. This work was completed under time and materials. The total amount for this Change Order is **\$9,361.81**.

Change Order #23 provided for the additional subgrade preparation and concrete work per the revised landscape, irrigation, and flatwork improvement plans. The revised plans provide a proper transition from the existing sidewalk on Wilson Avenue through the southeast curb ramp landing and onto the sidewalk on 21st Street. The total amount for this Change Order is **\$8,139.04**.

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Change Order #24 provided for the reimbursement of the demolition permit fee. To make room for the future parking lot, the existing building at 302 West 19th Street was demolished. The total amount for this Change Order is **\$703.72**.

Change Order #25 provided additional work to complete the installation of the bio-retention basin layers to meet the city's storm water and bio-retention basin requirements. The additional work included procuring and installing termination bars to terminate the PVC liner, to anchor the PVC line in the sloped wings of the basin, and to compact the top 1-foot of soil media on the sloped wings of the basin. The total amount for this Change Order is **\$24,839.09**.

Change Order #26 directed the contractor to survey, grade, bench, and compact the new 2:1 slope west of the Community Garden at Paradise Creek Park. The current conditions of the slope eroded and created an unstable slope to accommodate future improvements. This new slope would support irrigation and landscaping while reducing future city maintenance. The total amount for this Change Order is **\$24,705.89**.

Change Order #27 directed the contractor to procure and lay sod over the extra 1,778 square feet of the bio-retention basin. Although the plans estimated the square footage of the bio-retention basin at 3,062 square feet, site layout and surveying determined the actual square footage at 4,840 square feet. The contractor agreed to lay additional sod in this area per the project specifications. The total amount for this Change Order is **\$4,265.59**.

Change Order #28 directed the contractor to excavate an additional 4-inches for 6 streetlight foundations to lower the pole bases to be flush with the finish surface. The original detail showed the footing 4-inches above the finish surface which would have required an additional concrete cap around the anchor bolts. The base being flush with the finish surface makes maintenance easier and allows more accessibility around each streetlight. The total amount for this Change Order is **\$1,086.75**.

Change Order #29 provided additional grading, compaction, forming, concrete finishing, truncated dome installation and export of soil for the modified sidewalk, curb ramps and curbs at the north end of Paradise Creek Park to meet ADA guidelines. As the proposed improvements exceeded the allowable cross slope, the engineer of record field modified the proposed sidewalk and accompanying curb ramps and curb to be within ADA requirements. The total amount for this Change Order is **\$18,313.18**.

Change Order #30 directed the contractor to survey, grade and compact the adjacent slopes near the Community Garden and parking lot at Paradise Creek Park. After the additional slopes were graded in Change Order #26, additional grading efforts were determined necessary for future Community Garden improvements. The total amount for this Change Order is **\$4,202.90**.

Change Order #31 amended the agreed upon price for Change Order #21 regarding the abandonment of a 6-inch sewer lateral on 22nd Street. Sweetwater Authority visited the site and determined that the abandonment of the sewer lateral specified in Change Order #21 needed to be revised to an alternate location. The project team proceeded with moving the location to behind the sidewalk on the north side 22nd Street. This change order includes a credit for changes in location and replaces Change Order #21. The total amount for this Change Order is **\$29,748.18**.

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Change Order #32 directed the contractor to replace the full asphalt section on 19th Street to repair damage from construction activity around Paradise Creek Park. This Change Order captured the full asphalt tonnage used to repair 19th Street from Harding Avenue to the park entrance. The total amount for this Change Order is **\$58,852.71**.

Change Order #33 directed the contractor to remove and replace the existing survey monument can at the intersection of 26th Street and Hoover Avenue. As the monument was not disturbed, it was determined that only the monument can need be replaced. The total amount for this Change Order is **\$3,482.49**.

Change Order #34 directed the contractor to perform additional subgrade preparation to a 625 square foot area in the parking lot and install geogrid tensor fabric per the geotechnical engineer's recommendations. This Change Order total amount was for **\$1,825.00**.

Change Order #35 specified the additional work necessary to complete the installation of the gravel sump and landscaping on the south end of the DG plaza area to control stormwater runoff. During the rainy season silt deposits were identified clogging the porous pavement. To eliminate the silt deposits a gravel sump and landscaping detail was issued to the contractor for installation. The total amount for this Change Order is **\$6,695.78**.

Change Order #36 specified the additional full asphalt section for removal and repair on 19th Street that was damaged during construction activity around Paradise Creek Park. Within the original proposed improvement plan, additional grind and overlay square footage was added at 19th Street adjacent to the park entrance. The project team determined that the integrity and condition of the existing asphalt near the intersection of 19th Street and Harding Avenue was not capable of holding a 2-inch grind and overlay and needed a full asphalt section removal and replacement. The total amount for this Change Order is **\$15,593.00**.

Change Order #37 directed the contractor to prepare and file a Record of Survey Map with the County of San Diego for the 2 new survey monuments on Harding Avenue. To allow complete installation and recording with the county, the contractor's licensed surveyor was requested to prepare and file a Record of Survey Map with the County of San Diego for the 2 new survey monuments at the knuckle of Harding Avenue and 21st Street. The total amount for this Change Order is **\$5,923.05**.

Change Order #38 specified the additional work to procure and install 2-wire path cables to complete the irrigation system throughout Paradise Creek Park. The irrigation representative recommended to install a 2-wire path cable to the first installed irrigation system to allow city crews to easily maintain all irrigation throughout the park from one controller. The total amount for this Change Order is **\$14,159.06**.

Change Order #39 specified the additional full asphalt section for removal and repair at the intersection of 20th Street and Harding Avenue that was damaged during construction activity around Paradise Creek Park. This Change Order captured the full asphalt tonnage used to repair the intersection at 20th Street and Harding Avenue. The total amount for this Change Order is **\$27,450.36**.

Change Order #40 provided for the cost of additional signing and striping at the intersection of 20th Street and Harding Avenue. Change Order #39 provided for the repairs the street sections from construction damage. However, additional signing and striping was necessary to make the street compliant with the

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current construction codes for ADA and pedestrian safety. The total amount for this Change Order is **\$7,208.25**.

Change Order #41 directed the contractor to procure and install 12 “Keep Out” signs designed to divide public use areas from Paradise Creek Park per the Environmental Impact Report for the Westside Specific Plan. The signs and site layout were submitted and approved by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife. The total amount for this Change Order is **\$1,575.35**.

Change Order #42 directed the contractor to procure and install pigeon spikes at the park to deter the birds from landing in certain areas. The total amount for this Change Order is **\$3,793.93**.

Change Order #43 directed the contractor to install additional BMPs (straw waddles and gravel bags) around the retention basin. The total amount for this Change Order is **\$2,141.46**.

Change Order #44 directed the contractor to proceed with the removal and replacement of a pedestrian ADA ramp on the North end of the park to meet the new ADA standards. The total amount for this Change Order is **\$4,535.00**.

All Change Orders listed above increased the total contract amount **\$280,064.42**.

Original Contract Amount:	\$5,219,250.00
Change Order Totals:	\$280,064.42
New Contract Amount:	\$5,499,314.42
Contract Savings from Line-Item Adjustments:	\$-302,057.92
Final Contract Balance:	\$5,197,256.50 (New Contract Amount – Final Contract)

CONTRACT ADJUSTMENT:

As a result of the above change orders and line item adjustments, the contract price is adjusted as follows:

1. The final contract price is adjusted to **\$5,197,256.50**.
2. As a result of the satisfactory completion of said project, a retention amount of **\$141,891.95** was processed and requires the City Council’s ratification and the filing of the Notice of Completion.