



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: June 29, 2010

SUBJECT: Casa Del Sol Mobile Home Park Offsite Improvements, CIP# 06-05;
Final Acceptance

Report in Brief

On March 17 2009, the City executed a construction contract with C&C Construction Inc., in the amount of \$345,907 to construct a bus stop and turnout, shelter, curb, gutter, sidewalk, water and sewer utility connections and streetscape as part of the Casa Del Sol Mobile Home Park offsite improvements. The work has been completed in accordance with the plans and specifications and is ready for acceptance by City Council.

Staff recommends that the City Council accept the Casa Del Sol Mobile Home Park Offsite Improvement Contract as complete and authorize the City Clerk to file a Notice of Completion.

Background

Since the mid-1990's, the Redevelopment Agency and the East Street Corridor Specific Plan have identified the Dana and Woodland Mobile Home Parks as a primary site for the preservation of affordable housing and as a catalyst site to begin the clean-up of East Street. With this in mind, the Agency contacted Community Housing Opportunities Corporation seeking their assistance to improve the mobile home parks. This resulted in a large scale project to improve the Dana and Woodland Mobile Home Parks.

This project is the offsite improvement portions that lie in the public Right of Way along East Street and East Oak St. The improvements consisted of a new bus stop, shelter, and turnout located on East Street, in front of the Casa Del Sol Mobile Home Park. In addition, other improvements consisted of new curb, gutter, sidewalk, water and sewer utility connections and streetscape improvements.

Discussion

C&C Construction began construction of the project in August 2009 and finished in May 2010. Change orders in the amount of \$168,000 were issued during construction. The additional costs were associated with unforeseen soil conditions, underground utility modifications and fence and

entry wall improvements. A portion of these additional costs were intentional as staff wanted to spend the entire available grant funding on improvements at this location.

There is currently a Stop Notice on this project issued by a subcontractor to C&C Construction. Per construction law, 125% of the disputed amount (\$13,775) will be withheld from C&C Construction until this issue is resolved. At this point, the subcontractor and C&C Construction are working to resolve the issue.

Fiscal Impact

The total construction cost of the project is \$514,000. This project is fully funded in the current Capital Budget. This project identifies a project total of \$644,000 of which \$494,000 is Congestion Mitigation and Air Quality funds (Federal funds) and \$150,000 is Workforce Housing funds (State funds). The difference between the total project budget and the construction cost represents the amount budgeted for design and construction management. There is no impact to the General Fund.

Public Contact

Posting of the City Council agenda.

Recommendation for Action

Staff recommends that the City Council accept the Casa Del Sol Mobile Home Park Offsite Improvement Contract as complete and authorize the City Clerk to file a Notice of Completion.

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