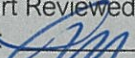


Agenda Item Number: _____

Agenda Report Reviewed by:
City Manager: 

CITY OF SEBASTOPOL
CITY COUNCIL
STAFF REPORT

Meeting Date: June 5, 2018

To: Honorable Mayor and Honorable City Councilmembers

From: Henry Mikus, Engineering Manager

Subject: Approval of Authorization for Request for Bids for Contract Number 2018-02 for Construction of Concrete Pad to Include Electrical/Plumbing for new Community Trailer to be located at Park Village

Recommendation: Adopt a Minute Order authorizing staff to advertise for bids.

Funding: Currently Budgeted: Yes No _____ N/A
Net General Fund Cost: \$ none

The engineer's cost estimate is \$98,000; *\$31,000 was originally approved August 1, 2017 for this project.
The entire project had previous Council approval of allocation of funds of \$154,751 to be used from the Inclusionary Housing Fund, cost account code 700-23-51-9901.

INTRODUCTION:

This item is to request the City Council authorize staff to issue a bid package for construction of a Concrete Pad to Include Electrical/Plumbing for the new Community Trailer to be located at Park Village

BACKGROUND:

The City of Sebastopol owns the property of Park Village (formerly known as Village Mobile Home Park) and has contracted with West County Community Services (WCCS) to manage the facility. Part of the agreement with WCCS includes provision for the City to effect certain repairs and other capital improvements to the property. One planned improvement has been to replace the old Community Building via an appropriate office trailer parked on a new concrete pad. This arrangement allows the trailer to be moved in the event of flooding from the nearby Laguna De Santa Rosa, which does occur periodically.

DISCUSSION:

In August 2017, the City Council approved two contracts:

- 1) Earthtone Construction - renovation of the Manager's building plus construction of a new concrete pad; and
- 2) Daniel O. Davis - demolition of the existing Community building and pad

Other than the concrete pad, all work has been completed for these two contracts. When the bid was originally proposed, it was based on a new concrete slab to be poured. The original slab size and configuration was estimated, prior to any engineered design or final dimensions from the trailer. The revised plans call for a larger slab, additional concrete footers, plus plumbing and electrical features that were not included originally. During demolition of the old structure and pad, difficulties with the existing utility arrangements were uncovered, requiring additional measures to make the utility systems functional. In short what was found was a nest of crisscrossing gas, water, and electrical lines.

The City of Sebastopol has been working the West County Community Services for the purchase of a Community Trailer to be placed on this concrete pad. During the process of working with ModTech (supplier of said trailer), it was determined that the site would need to be revised to include ADA ramp work, increase in size of pad to accommodate trailer, and plumbing and electrical re-routing.

The City of Sebastopol had originally approved \$31,000 to Earthtone based on the original concrete pad proposed to be at this location. However, as stated, since that time the requirements have changed and the costs estimate is now closer to \$100,000. Due to this estimate, the City is required to go to bid for proposals.

The initial overall project budget was \$154,751. Thus far the following expenditures have been made or are allocated but not paid yet:

<u>Item</u>	<u>Who</u>	<u>Cost</u>	<u>Status</u>
Fence	Able	\$18,950.00	done
Manager's building	Earthtone	\$50,617.93	done
Demolition	Davis	\$13,800.00	done
Power pole	DC Electric	\$6,500.00	done
Drawings	Sonoma West	\$130.00	done
Plans prep, review, site inspection	City Engineer	\$7,902.50	ongoing
Facility sign	Ron Blair Signs	\$571.59	done
ADA Trailer review, site plan	C Williams	\$3,800.00	not paid yet
Mgr Bldg Extras	Earthtone	\$15,663.80	done
Total spent:		\$117,935.82	
Budget remaining		\$36,815.18	

The remaining project budget will be insufficient to cover the cost of the new pad based on the current estimate. However, the Housing fund balance estimated for the end of the coming fiscal year is \$110,783, which would be enough for the added slab expense of roughly \$60,000 subject to Council approval. Any added budget authorization could be made for the exact amount required at the time Council considers acceptance of a contractor's bid.

RECOMMENDATION:

That the City Council authorize staff to issue a bid package for construction of a Concrete Pad to Include Electrical/Plumbing for new Community Trailer to be located at Park Village.

ATTACHMENTS:

Plans/Specs

SHEET NOTES

1. COORDINATE INSTALLATION OF ALL UTILITIES WITH LOCATIONS VERIFIED IN THE FIELD BY CONTRACTOR. SEE GRADING AND UTILITY PLAN.

SHEET KEY NOTES

1 DELIVER AND HIGH-SET INSTALL (N) HUD APPROVED OFFICE TRAILER PER HUD, CBC AND COUNTY OF SONOMA / CITY OF SEBASTOPOL STANDARDS. NOTE THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TO THE LOCAL BUILDING OFFICIAL OF THE CITY OF SEBASTOPOL AND THE COUNTY OF SONOMA AUTHORITIES HAVING JURISDICTION ALL DESIGN-BUILD INFORMATION REGARDING SEISMIC TIES, UTILITY CONNECTIONS, PREFABRICATED RAMP, STAIR AND LANDING SHOP DRAWINGS AND ANY DETAILS DESCRIBING IN FULL AND TO THE SATISFACTION OF THE AHJ ALL APPURTENANCES AND INCIDENTALS FOR A COMPLETE INSTALLATION AS COMPLYING FULLY WITH ALL STATE AND FEDERAL BUILDING STANDARDS AND REGULATIONS. VERIFY INSTALLATION HEIGHT OF OFFICE TRAILER FINISH FLOOR ABOVE GRADE. DESIGN AS SHOWN ALLOWS FOR A 38"-40" ELEVATION DIFFERENTIAL. FIELD VERIFY AND ADJUST RAMP, STAIRS AND ASSOCIATED LANDINGS FOR PROPER FIELD FIT IN ACCORDANCE WITH ALL APPLICABLE CBC REQUIREMENTS. **PLANS, HUD CERTIFICATE AND SEISMIC DETAILS BY OTHERS.**

2 (N) PREFABRICATED ACCESSIBLE PEDESTRIAN RAMP WITH 42" HIGH GUARD ON OPEN SIDE OF RAMP AND ACCESSIBLE HANDRAILS ON BOTH SIDES OF RAMP. RUNNING SLOPE SHALL NOT EXCEED 8.33% (1:12) AND CROSS SLOPE SHALL NOT EXCEED 2.082% (1:48). **PLANS AND DETAILS BY OTHERS.**


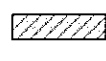
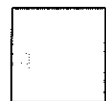

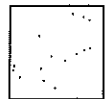
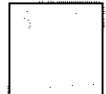
3 (N) VAN ACCESSIBLE PARKING SPACE. SEE SHEET D-14.

4 (N) PAVED WALKING SURFACE / ACCESSIBLE PATH OF TRAVEL

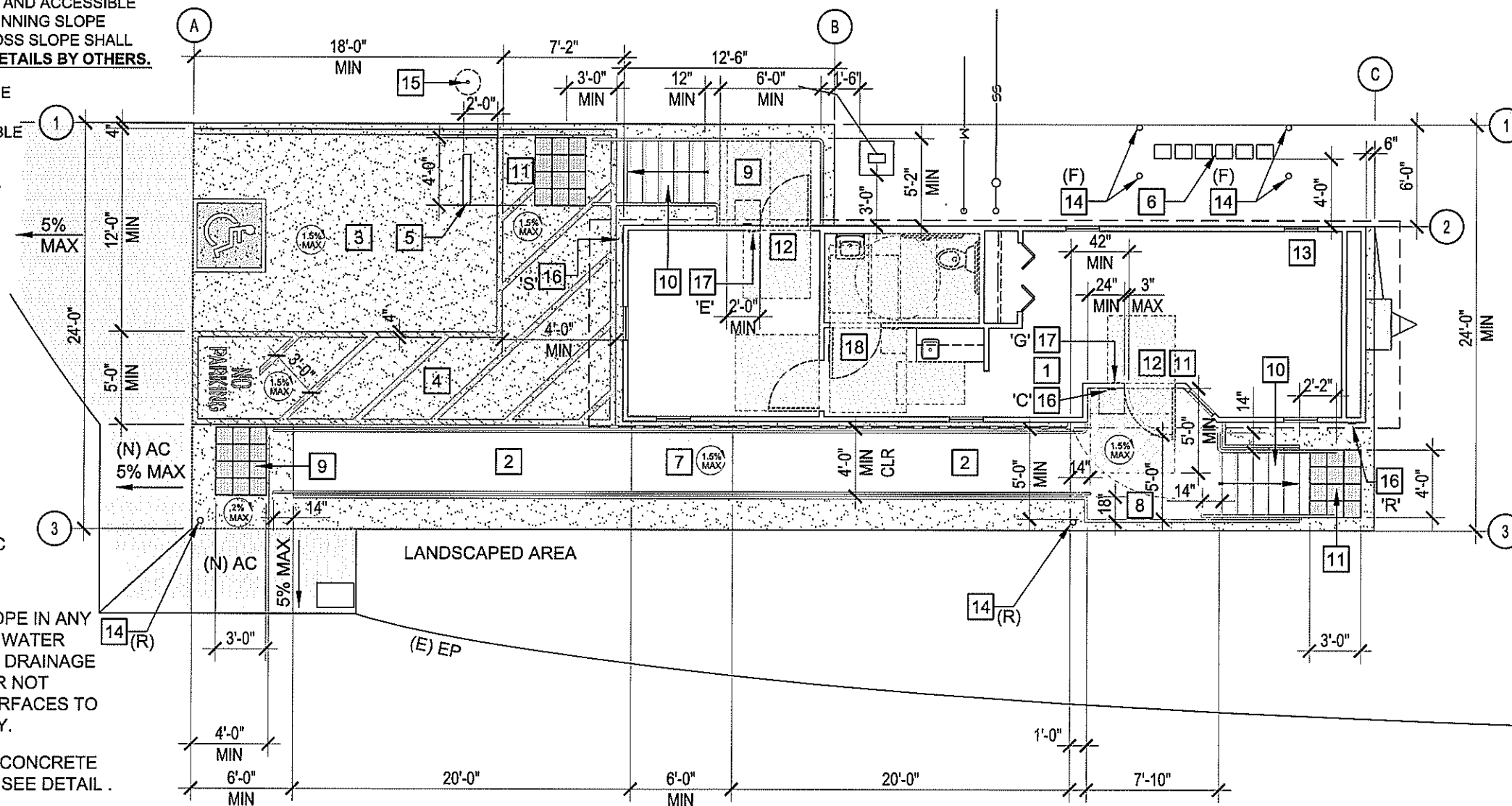
5 (N) CONCRETE WHEEL STOP. PAINT BLUE. SEE DETAIL 1 SHEET D-18

6 (E) GAS METERS.

PLAN LEGEND

-  PAVEMENT MARKING STRIPE - WHITE .
-  PAVEMENT MARKING STRIPE - FED BLUE .
-  WHEELCHAIR MANEUVERING CLEARANCE AT DOORS PER CBC 11B-404.2.1, 11B-405.7.5
-  LEVEL AREA. 2.0% MAXIMUM SLOPE IN ANY DIRECTION. SURFACE TO DRAIN WATER TOWARDS (E) DRAINAGE WAYS / DRAINAGE STRUCTURES. STANDING WATER NOT ALLOWED. GRIND / OVERLAY SURFACES TO EXTENT NECESSARY TO COMPLY.
-  (N) CONCRETE FLATWORK. FOR CONCRETE SUBJECT TO VEHICULAR LOADS SEE DETAIL.
-  TRANSITIONAL SEGMENT AC OR CONC. PAVEMENT

- 7 (N) PREFABRICATED ACCESSIBLE PEDESTRIAN RAMP INTERMEDIATE LEVEL LANDING WITH 42" HIGH GUARD ON OPEN SIDES OF LANDING AND ACCESSIBLE HANDRAILS ON BOTH SIDES OF LANDING. **PLANS AND DETAILS BY OTHERS.**
- 8 (N) PREFABRICATED ACCESSIBLE PEDESTRIAN RAMP TOP LEVEL LANDING / STAIR LANDING WITH 42" HIGH GUARD ON OPEN SIDES OF LANDING. **PLANS AND DETAILS BY OTHERS.** FOR DOOR CLEARANCE SEE DETAIL 1 / D-1.
- 9 (N) PREFABRICATED LEVEL STAIR LANDING WITH 42" HIGH GUARD ON OPEN SIDES OF LANDING. **PLANS AND DETAILS BY OTHERS.** FOR DOOR CLEARANCE SEE DETAIL 1 / D-1.
- 10 (N) PREFABRICATED STAIR WITH 42" HIGH GUARD ON OPEN SIDES AND ACCESSIBLE HANDRAILS ON BOTH SIDES OF STAIRS. VISUAL WARNING STRIPES AT EACH TREAD AND LANDING. STRIPES SHALL BE 2" WIDE FULL WIDTH OF TREAD AND WITHIN 1" OF NOSING. **PLANS AND DETAILS BY OTHERS.**
- 11 DETECTABLE WARNING TILE - WET SET. SEE DETAIL SHEETS D-11, D-12 AND D-13.
- 12 VERIFY ACCESSIBLE THRESHOLD. SET LANDING RELATIVE TO THRESHOLD IN ACCORDANCE WITH DETAIL 1 / D-20
- 13 OPERABLE WINDOWS ARE NOT PERMISSIBLE WITHIN 10 FT OF GAS METERS
MODIFY EXITING OPERABLE WINDOWS WITHIN 10 FT OF GAS METERS SUCH THAT IT CANNOT BE OPENED.
- 14 PROTECTION BOLLARD (F) = FIXED / (R)=REMOVABLE. SEE DETAILS SHEET D-3 AS APPLY.
- 15 (N) RESTRICTED PARKING SIGN. SEE ACCESSIBLE PARKING SIGN DETAILS SHEET D-16 AND DETAIL 2, SHEET D-17 - SIGN TYPE 'B'.
- 16 (N) DIRECTIONAL SIGN. SEE SIGN DETAILS SHEET D-10. SIGN TYPE AS NOTED PER PLAN.
- 17 (N) TACTILE EXIT SIGN. SEE SIGN DETAIL 2 / D-7 AN SHEET D-10. SIGN TYPE AS NOTED PER PLAN.
- 18 (N) UNISEX TOILET ROOM SIGNS. WALL MOUNTED SIGN PER SEE SIGN DETAIL 3 / D-7 - TYPE 'F'; FOR DOOR MOUNTED SIGN SEE DETAILS 1 AND 2 SHEET D-6. SEE DETAIL 2 / D-9 AND SHEET D-10 ALSO.



ENLARGED SITE PLAN

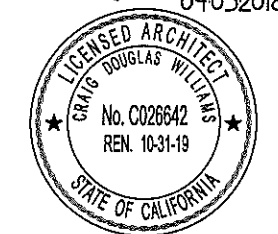
1" = 8'-0"

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 04052018



NOT FOR CONSTRUCTION
UNLESS SIGNED BY THE ARCHITECT
AND APPROVED BY AGENCY

SITE OFFICE INSTALLATION

6665 HIGHWAY 12
SEBASTOPOL, CA
95472

PROJECT NUMBER:
022818.01
DATE:
5 MARCH, 2018
DRAWN BY:

CHECKED BY:
CW
REVISIONS:
1 5 APRIL 2018

ENLARGED
SITE PLAN

A-1.1

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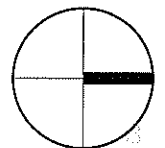
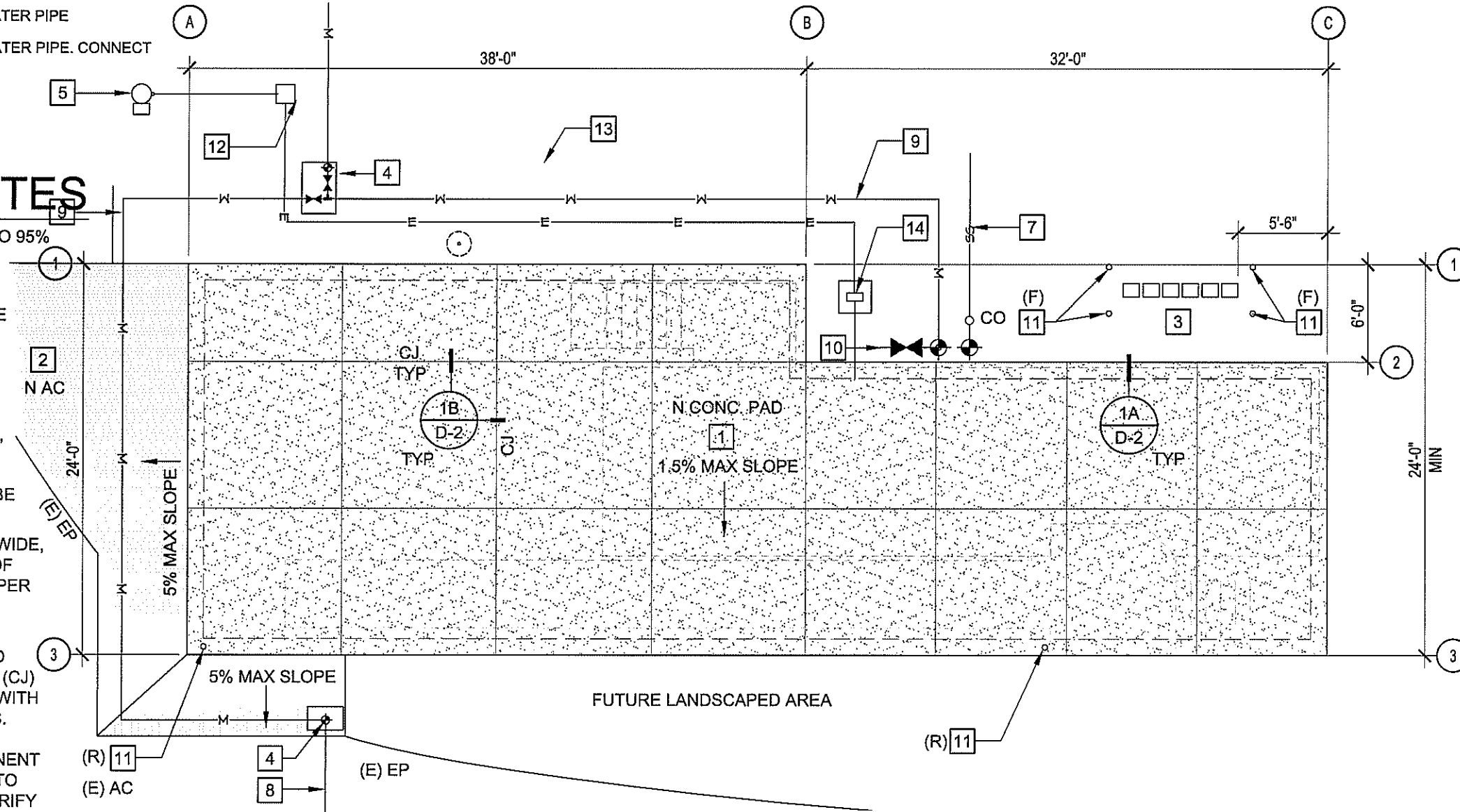
SHEET KEY NOTES

- 1 (N) 4" THICK CONCRETE SLAB WITH #4 REBAR AT 18" oc EW AND CONT #4 AT 12" x 12" THICKENED PERIMETER EDGE. PLACE SLAB OVER 4" MINIMUM THICK 95% COMPACTED 3/4" CRUSHED ROCK. SEE DETAIL 1 / D-2.
- 2 (N) AC PAVEMENT TO CONFORM FLUSH TO (N) CONCRETE AND (E) ADJACENT PAVEMENT TO REMAIN.
- 3 (E) NATURAL GAS MATERS AND MANIFOLD. PROTECT.
- 4 (E) 1" Ø DOMESTIC WATER PIPE. EXTEND IN TRENCH TO EDGE OF SLAB AT LOCATION INDICATED. PROVIDE GRADE BOX W/ LID INDICATING "WATER". PROVIDE (N) SHUT-OFF 1" GATE VALVES TO ISOLATE WATER SUPPLIES AT POINTS OF CONNECTION. PROVIDE TRAFFIC RATED HAND HOLE BOXES WITH LID. THE LID SHALL HAVE INTEGRAL LABEL EMBOSSED IN LID "WATER". FOR TRENCH TRENCHING REQUIREMENTS SEE SHEET D-4.
- 5 (E) UTILITY POLE.W/ (E) UL NEMA WATER PROOF ELECTRIC ENCLOSURE AND NEMA SWITCH.
- 6 EXTEND (N) CAT5 DATA IN (N) 1-1/2" Ø PVC ELECTRICAL CONDUIT IN (N) TRENCH TO LOCATION INDICATED. INTEGRATE INTO (N) SERVICE PANEL. PROVIDE AN ALLOWANCE FOR APPROXIMATELY 120 FEET OF CABLE. V.I.F.
- 7 (E) 4" Ø SEWER. EXTEND IN TRENCH TO EDGE OF SLAB. PROVIDE CLEAN-OUT AND SANITARY SERVICE CONNECTION.
- 8 (E) UNDERGROUND 1" Ø GI DOMESTIC WATER PIPE
- 9 (N) UNDERGROUND 1" Ø GI DOMESTIC WATER PIPE. CONNECT TO (E). ROUTE AS SHOWN.

- 10 (N) 1" G.I. DOMESTIC WATER SUPPLY PIPING IN JOINT AND SEPARATE TRENCH AS SHOWN. SEE KEY NOTES 12 AND 13. 1.8" MIN COVER. PROVIDE (N) RISER AT MODULAR OFFICE TIE-IN. MOUNT ON 4x4 P.T.D.F. WOOD POST SET IN CONCRETE. PROVIDE (N) GALV. GATE SHUT OFF VALVE. PROVIDE GALV. 1" Ø 'TEE' WITH ANTI-SYPHON 3/4" HOSE BIBB. PROVIDE 3/4" Ø QUICK CONNECT HOSE COUPLER. FREEZE PROTECT ALL ABOVE GROUND PLUMBING WITH DURABLE WRAP SECURELY ANCHORED WITH TIES.
- 11 (N) PROTECTION BOLLARD (F) = FIXED / (R)=REMOVABLE. SEE SHEET D-3.
- 12 (E) GRADE ELECTRICAL PULL BOX. EXTEND (N) POWER FEED CIRCUIT AND (N) 2-1/2" Ø CONDUIT IN (N) JOINT AND SEPARATE TRENCH AS SHOWN TO LOCATION INDICATED. SEE KEY NOTE 10. ELECTRICAL CONTRACTOR TO PROVIDE DESIGN BUILD INFORMATION TO LOCAL BUILDING OFFICIAL (AHJ). COMPLY WITH CEC; REFER TO PG&E GREENBOOK 2017-2018 EDITION.
- 13 (N) UNDERGROUND CONDUIT AND CIRCUIT WIRING IN JOINT AND SEPARATE TRENCH. SEE KEY NOTE 10. 24" MIN COVER. PROVIDE CAUTION TAPE ABOVE CONDUIT SEE DETAILS SHEETS D-4, E-1 AND E-2. ELECTRICAL CONTRACTOR TO PROVIDE DESIGN BUILD INFORMATION TO LOCAL BUILDING OFFICIAL (AHJ). COMPLY WITH CEC; REFER TO PG&E GREENBOOK 2017-2018 EDITION.
- 14 PROVIDE (N) CONCRETE PEDESTAL AND (N) RV SERVICE PEDESTAL MOUNTED PANEL AND UL EXTERIOR WATERPROOF BOX. SEE SHEETS E-1 AND E-2. (N) 24"x24"x4" THICK CONCRETE EQUIPMENT PAD AND UL LISTED WATER PROOF RV POWER SUPPLY EQUIPMENT AND ENCLOSURE. SEE SHEETS E-1 AND E-2. ELECTRICAL CONTRACTOR TO PROVIDE DESIGN BUILD INFORMATION TO LOCAL BUILDING OFFICIAL (AHJ). COMPLY WITH CEC; REFER TO PG&E GREENBOOK 2017-2018 EDITION.

CONCRETE NOTES

1. SUBGRADE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
2. CLASS 2 AGGREGATE BASE SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
3. CONCRETE SHALL BE CLASS B, CONTAINING NOT LESS THAN 5 SACKS OF CEMENT PER CUBIC YARD, U.O.N. (2500 PSI MIN)
4. FINISHED PAVEMENT GRADE SHALL BE 1/4" ABOVE THE LIP OF THE GUTTER.
5. APPROVED EXPANSION JOINTS, 1/4" WIDE, SHALL BE PROVIDED AT EACH SIDE OF STRUCTURES, AND WHERE SHOWN PER PLAN. (EJ)
6. EXPANSION JOINTS (EJ) SHALL BE PROVIDED MAX 50 FT INTERVALS AND WEAKENED PLANE CONTROL JOINTS (CJ) PROVIDED AT MAX 15 FT INTERVALS WITH EACH OF THEM AS SHOWN ON PLANS. ALIGN SUCH JOINTS WITH ADJACENT WALKWAY JOINTS OR OTHER PROMINENT FEATURES WHERE OCCURS. REFER TO DESIGN INTENT SHOWN ON PLAN. VERIFY LOCATION WITH ARCHITECT PRIOR TO POUR.



1

UTILITY AND GRADING PLAN

1" = 8'-0"

SHEET NOTES

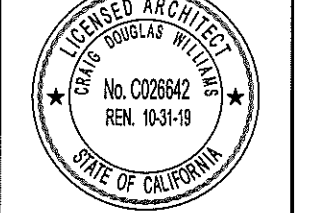
1. COORDINATE INSTALLATION OF ALL UTILITIES WITH LOCATIONS VERIFIED IN THE FIELD BY CONTRACTOR. SEE ENLARGED SITE PLAN SHEET A1.1.

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04-052018



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 AND APPROVED BY AGENCY

SITE OFFICE INSTALLATION

6665 HIGHWAY 12
 SEBASTOPOL, CA
 95472

PROJECT NUMBER:
 022818.01
 DATE:
 5 MARCH, 2018
 DRAWN BY:

 CHECKED BY:
 CW
 REVISIONS:
 1 5 APRIL 2018

GRADING AND
 UTILITY PLAN
A-1.2

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