

# PALM DESERT HOUSING AUTHORITY STAFF REPORT

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MEETING DATE: July 11, 2024

PREPARED BY: Neal Ennis, Project Manager

REQUEST: APPROVE CHANGE ORDER NO. 4 FOR THE ONE QUAIL PLACE  
PARKING LOT REHABILITATION PROJECT NO. CHA00003 (812-20)

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## **RECOMMENDATION:**

1. Approve Change Order No.4 in an amount not to exceed \$280,647 to Contract No. HA45140 with Jacobsson Engineering Construction, Inc.
2. Authorize the Executive Director or designee to execute Change Order No. 4 to the agreement and any documents necessary to effectuate the actions taken herewith.

## **BACKGROUND/ANALYSIS:**

The Palm Desert Housing Authority manages a 384-unit affordable housing complex known as One Quail Place located at 72600 Fred Waring Drive, Palm Desert, California 92260. The parking lot at One Quail Place required major rehabilitation, including, but not limited to, the asphalt concrete and Portland cement concrete through the parking areas, carport replacement, and ADA deficiencies which led to the creation of the One Quail Parking Lot Rehabilitation Project (CHA00003).

The construction contract for this project was awarded to Jacobsson Engineering Construction Inc. for an amount not to exceed of \$2,274,467.70 plus \$454,893.54 in contingency. Since that time there have been three change orders requested due to unforeseen circumstances.

Contract	Description	Amount
Contract No. HA45140*	1QP Parking Lot Improvements	\$2,247,467.70
C/O #1*	Demo and replace carports	\$601,000
C/O #2	Failing Drainpipes and Sink Hole	\$47,097
C/O #3	Increase mill and overlay to 4"	\$370,629.90
<b>GRAND TOTAL</b>		<b>\$3,266,194.60</b>

*\*Plus contingency – balance remaining \$97,266.64*

## **Change Order No. 4**

While implementing this project, additional unanticipated issues were discovered that require another change order. During the on-going carport installation, large foundations (as large as 6' wide x 6' long x 6' tall) were discovered. This was not anticipated at bid time. The cost of the oversized foundations is included in this request, additional larger equipment, trucking and labor required to complete the task. This was accomplished on Daily Extra Work Tickets at a cost of \$85,958 to complete.

The requirement for spike strips at the entry and exit gates was identified and relayed to the Capital Projects Department. The cost for spike strip installation is \$28,909.

Palm Desert Housing Authority  
Authorize Additional Funding for the One Quail Place Parking Lot Rehabilitation Project

It was also discovered that two failing carports were demolished and not included in the project. The cost for 2 additional eight-stall carports is \$165,780.

The three issues identified here total \$280,647. Although the Executive Director has the authority to approve change orders within the contingency amount, the current contingency balance is \$97,266.64 and the cost exceeds his authority. Therefore, staff requests approval of Change Order No. 4 in an amount not to exceed \$280,647.

**Appointed Body Recommendation:**

The Housing Commission will review this recommendation at its regular meeting on July 10, 2024. Upon request, a verbal report will be provided at the Authority’s regular meeting on July 11, 2024.

**FINANCIAL IMPACT:**

Funds are available for this Change Order within the Housing Authority’s Capital Replacement budget. There is no financial impact to the City’s General Fund. The funding breakdown is as follows:

<b>Contract</b>	<b>Description</b>	<b>Amount</b>
<b>Contract No. HA45140*</b>	1QP Parking Lot Rehab	\$2,247,467.70
<b>C/O #1*</b>	Demo and replace carports	\$601,000
<b>C/O #2</b>	Failing Drainpipes and Sink Hole	\$47,097
<b>C/O #3</b>	Increase mill and overlay to 4”	\$370,629.90
	<b>GRAND TOTAL</b>	<b>\$3,266,194.60</b>
<b>C/O #4</b>	(2) Additional Carports	\$165,780.00
	Spike Strips	\$28,909.00
	Oversized Footings	\$85,958.00
	<b>GRAND TOTAL- WITH THIS REQUEST</b>	<b>\$3,573,841.60</b>

**ATTACHMENTS:**

1. Large Footing Photo
2. Additional Work Ticket Example
3. Carport Footing Removals
4. Spike Strip Quote
5. Carport Quote
6. Change Order No. 4 HA45140 One Quail Place