

1-29-08 S46A



**Clerk of the Board of Supervisors**

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**Darlene J. Bloom**  
*Clerk of the Board*

**MEMO**

**Date:** January 23, 2008

**To:** Honorable Board of Supervisors

**From:** Darlene J. Bloom, Clerk of the Board

**Subject** Supplemental Agenda Item – Accept Work-Caspers Wilderness Park Electronical upgrade

Due to clerical error my office missed adding a continued item from 1/15/08, Item 15 to the 1/29/08 Board Meeting, Item S46A.

If you have any questions please do not hesitate to contact my office.

Thank You

cc: RDMD – Bryan Speegle



**COUNTY OF ORANGE**  
**RESOURCES & DEVELOPMENT MANAGEMENT DEPARTMENT**

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**DATE:** January 24, 2008

**TO:** Kathy Moran  
Executive Assistant, Second District

**FROM:** *for* Bob Wilson *Mark Saming*  
Director, RDMD/Internal Services

**SUBJECT:** ASR # 07-002487, Accept Work – Caspers Wilderness Park Electrical Upgrade  
Agenda Item 15, January 15, 2008 continued to January 29, 2008

Per our discussion, the following information is provided:

This project addressed three principal issues: (1) Relocation and replacement of the exposed/hazardous SDG&E electric service entry at the Ortega Hwy right-of-way, (2) Replacement of the on site electric back bone distribution system, and (3) Addition to or replacement of the electric service at RV spaces, restrooms, and offices. The first item was a time-critical health and safety item required to mitigate the hazard of the high voltage service cable that had become exposed by storm erosion on the bank of Verdugo Creek on the southwesterly margin of Caspers Park at Ortega Highway. The exposed cables were the SDG&E service cables coming from the right-of-way onto County property by way of utility easements extending from the roadway along the creek bank and then to the transformer and main service panel inside the park.

The original low bid for this project was \$558,000, which exceeded RDMD/HBP's (now OC Park's) budget for the project, which was \$350,000 in Prop 40 funds. When the low bidder was apprised that an award at this amount would not be recommended, and after the contractor's bid items were reconciled with the Engineer's Estimate, the contractor proposed to lower his bid to \$458,000 (as allowed by public contract code). Due to this process, three months passed from bid to award, passing into a new fiscal year. Since an important part of this project was health and safety related, HBP used the original \$350,000 and reallocated funds from another Prop 40 project plus FEMA funds (another \$142,000) and asked the Board to appropriate and reallocate the funds in the ASR requesting approval of the construction contract award. The bid price reduction to \$458,000 was not the result of a scope change. The contract was awarded for the full scope of work as defined by the project plans and specifications as originally bid.

Subsequent change orders issued for this contract were the result of unforeseen conditions: significantly increased material costs, subsurface rock formations that necessitated 1635 feet of rock-saw/trenching (the original contract included allowance for only 100 feet of rock-saw/trenching), the requirements of SDG&E (as explained in more detail below), and the related extra costs to address those circumstances. The change orders were issued in accordance with the terms of the construction contract and the Contract Policy Manual after consultation with HBP, and only after funding was made available by HBP to accommodate each change order. This project was constructed under difficult circumstances in a difficult environment – there were many

delays, bad weather, changed circumstances and unforeseen conditions. To accommodate these circumstances, the contractor was allowed 470 additional days to complete the project. The project was successfully completed without significant changes to the original scope of work.

The extra work change orders necessitated by the unanticipated requirements from SDG&E principally compensated the contractor for the extra cost of installation of four "three-point termination junction boxes" and related work at locations required by SDG&E to allow for future 3 phase service throughout the park. Initially, due to the extra cost, staff (supported by the County's design electrical engineer) objected to SDG&E's extra requirements, however SDG&E remained firm in their resolve. After extended negotiations, the electrical engineer recommended cooperation with SDG&E, and staff concurred in order to expedite completion of the project without further delay. Further, the County benefits by having equipment installed that will accommodate future 3-phase service.

The Electrical Engineer retained by the County for the design of this project (Larry Mullen, Mullen and Associates, Anaheim) provided the following background information:

The existing site distribution (pre-project and post-project) is single phase electric service. During the design period, the Electrical Engineer contacted SDG&E. SDG&E maintained that only single phase service was available to serve Caspers Park. As a consequence, the design and construction documents were completed to accommodate future 3-phase service entry, but with single phase site distribution. After construction started and the SDG&E representatives (principally Dave Gilmette) gave the project focused attention, SDG&E insisted on revised service locations and types of service equipment to accommodate future 3-phase service and site distribution, including accommodation of set backs for future widening of Ortega Hwy. These requirements resulted in the construction change order work as well as the need for new and revised utility easements to be granted to SDG&E to accommodate the relocation of some service equipment.

cc:

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Mario Mainero, Executive Assistant, Second District  
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