



Legislation Details (With Text)

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Staff Report for a City of San Leandro City Council Resolution to Accept the Work for the Sanitary Sewer Line Replacement/Repair 2017 Project, Project No. 2015.0120

SUMMARY AND RECOMMENDATIONS

This project replaced approximately 1,750 linear feet of various sized sanitary sewer pipe, built and/or replaced 12 manholes at locations serviced by the City and repaired storm drain facilities at Bancroft and Dutton Avenue intersection.

Staff recommends the following actions:

- Accept the work of Westland Contractors, Inc.;
- Direct staff to File the Notice of Completion; and
- Authorize the City Manager to release the performance and payment bonds, and to release the maintenance bonds for the subject project upon successful completion of the one-year maintenance period.

BACKGROUND

The subject project replaced approximately 1,750 linear feet of sanitary sewer pipe of various sizes, built or reconstructed 12 sanitary sewer manholes, and performed other miscellaneous repair items as identified on the project plans. These improvements increased the City sanitary sewer system's reliability, reduced the frequency of required maintenance, reduce the risk of sewage overflows, and improved system access and efficiency of maintenance operations.

Composite non-metallic manhole frames and covers were installed at several locations where sewer gases corroded the existing metal frames and covers; the performance of these items will be monitored. The non-metallic manhole frames and covers are lighter than their metal counterparts, are unattractive to metal thieves, and are corrosion resistant. The composite covers have locks operable only with special tools to deter unauthorized access.

The contract included storm drain work at the intersection of Bancroft Avenue and Dutton Avenue, where a new drainage inlet was installed at the southwest corner and tied into the main storm line that runs along Bancroft Avenue. This work replaced a collapsed arch culvert that no longer functioned as originally designed to remove water from the travel way.

Analysis

On October 16, 2017, the City Council awarded a construction contract for the subject project to Westland Contractors, Inc. (Westland). Construction is complete. The work was inspected and deemed to comply with the contract documents and City standards.

This contract was performed under the Community Workforce Agreement (CWA), which established the Alameda County Building and Construction Trades Council and its affiliated labor unions as the sole bargaining representative of all persons working on City construction projects valued above \$1,000,000. The CWA sets a goal of 30% participation by San Leandro residents and if no San Leandro residents are available, then Alameda County residents, in construction projects that are covered by the CWA. Contractors are required to make good faith efforts to reach this goal through utilizing the Unions' hiring hall procedures. The agreement also required the contractor to hire one San Leandro resident, or if not available, an Alameda County resident, as a New Apprentice for the first \$1 million of the bid amount.

The contractor on this project accomplished the following towards meeting the CWA's Local Hire goals:

	Local Hire Goal	Total Hours Worked	San Leandro Resident Hours	San Leandro Resident (%)	Alameda County Resident Hours	Alameda County Resident (%)
Journeyman	30%	5094	250	4.9%	2,599	51%
Apprentice	10%	5094	0	0%	772	16%

Although the contractor did not achieve the goal of San Leandro residents performing 30% of the total 5,094 hours, Westland demonstrated good faith efforts to reach this goal through the utilization of union hiring hall procedures to request journeyman and apprentice level San Leandro resident workers. Robust economic conditions and the subsequent effect on the labor market limited the contractor's ability to hire local residents to work on this project. However, in seeking to hire residents of Alameda County, the contractor met both the 30% journeyman and 10% apprenticeship goals.

Current Agency Policies

- Maintain and enhance City's infrastructure.

Previous Actions

- On October 16, 2017, the City Council by Resolution No. 2017-140 awarded a construction contract in the amount of \$1,160,686 for the subject project to Westland Contractors, Inc. and appropriated an additional \$140,000 from Measure B Fund Balance to the project for the storm drain repairs.

Applicable General Plan Policies

- *Policy CSF 6.4: Wastewater Collection and Treatment.* Maintain efficient, environmentally sound, and cost-effective wastewater collection and treatment services in San Leandro.
- *Policy CSF 6.8: Maintenance.* Ensure that sufficient funding is provided for the ongoing maintenance of City-owned facilities, including streets, street lights, traffic signals, landscaping, street trees, storm drains, public buildings and other infrastructure.

Environmental Review

This project is categorically exempt per California Environmental Quality Act (CEQA) Section 15301 (C) of the CEQA guidelines. The Notice of Exemption was filed with the Alameda County Recorder's Office on July 29, 2016.

Summary of Public Outreach Efforts

This project was advertised in the East Bay Express on August 4, 2017 as well as on three other newspapers whose circulation reflect the diversity of San Leandro. Staff also notified contractors interested in working with the City via email, and sent plans to multiple plan rooms.

Prior to construction, staff and Westland notified residents and businesses whose properties were directly impacted. Staff obtained rights of entry and easements for work on private property.

Fiscal Impacts

The project cost is \$1,424,000 as described below:

Design	\$100,000
Westland Contractors, Inc. contract	\$1,160,686
Westland change orders	\$100,284
Construction Management and Inspection	\$63,030
Total	\$1,424,000

Budget Authority

The project is funded as follows:

<u>Account No.</u>	<u>Source</u>	<u>Fiscal Yr.</u>	<u>Amount</u>
593-52-257	WPCP Enterprise Fund	FY14-15	\$500,000
593-52-260	WPCP Enterprise Fund	FY15-16	\$500,000
593-52-262	WPCP Enterprise Fund	FY16-17	\$500,000
144-38-408	Measure B LSR	Reso 2017-140	\$140,000
Total Project Appropriation:			\$1,640,000

ATTACHMENTS - Project Photos

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Department