

CITY COUNCIL COMMITTEE

HOUSING & ECONOMIC DEVELOPMENT

Ron Leone, Chair

Dan Helix, Committee Member

5:30 p.m., Monday, July 28, 2014

Building A, Garden Conference Room
1950 Parkside Drive, Concord

ROLL CALL

PUBLIC COMMENT PERIOD

1. **DISCUSSION** –Receive Staff Report and provide direction for Project, PJ2294 (Todos Santos Plaza Archway Project). Report by Mario Camorongon, PE, Capital Improvement Program Manager.
2. **ADJOURNMENT**

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3361, at least five days in advance of the meeting. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Distribution: City Council
Valerie Barone, City Manager
Scott Johnson, Assistant City Manager
Mark Coon, City Attorney
Victoria Walker, Community & Economic Development Director
John Montagh, Economic Development & Housing Manager
Mario Camorongon, Manager, Capital Improvement Projects
Robert Ovadia, City Engineer
Florence Weiss, Downtown Program Manager
Robert Ramirez, Economic Development Specialist
Administrative Services



**REPORT TO COUNCIL COMMITTEE ON
HOUSING & ECONOMIC DEVELOPMENT**

TO THE HONORABLE COMMITTEE MEMBERS:

DATE: July 28, 2014

**SUBJECT: RECEIVE STAFF REPORT AND PROVIDE DIRECTION FOR PROJECT NO. 2294
(TODOS SANTOS PLAZA ARCHWAY PROJECT)**

Report in Brief

Project No. 2294 (Todos Santos Plaza Archway Project) proposes to install two Archway structures over the pedestrian entrance walkways to the Plaza facing Willow Pass Road at the corners of Grant Street and Mt. Diablo Street. The design of the Archways is complete and a copy of the design drawings and a mock-up of the proposed signage were previously provided for Council review. The design provides for two archways (approximately twelve feet high at the center of the span) supported by two concrete columns clad in flagstone (Attachment 1).

Due to the nature of the project, the work was split into two components: signage and archway construction. Staff issued a Request for Quotes (RFQ) for the signage component on April 18, 2014. Only one price quote was received by the City and a purchase order was issued to Maddux Signs of Concord (Maddux) in the amount of \$13,339.84. A second RFQ was issued on May 13, 2014 for the archway component and a total of three price quotes were received from contractors with prices ranging from \$129,650 to \$171,235 as listed below. The quotes received for the archways are well over the project budget and exceed the cost limit to utilize the informal Request for Quote process.

Staff recommends that the Housing & Economic Development Committee (Committee) review the options presented below for Project No. 2294 (Todos Santos Plaza Archway Project) and provide comments and/or direction to staff.

Background

Project No. 2294 (Todos Santos Plaza Archway Project) was created to install two Archway structures over the pedestrian entrance walkways to the Plaza facing Willow Pass Road at the corners of Grant Street and Mt. Diablo Street. The 90% design was reviewed by the Committee on January 7, 2014, and input and direction were provided to staff on the design of the archways and signage. Following the meeting, staff reached out to several sign contractors to develop signage that reflected the Committee's direction on

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PROJECT NO. 2294 (TODOS SANTOS PLAZA ARCHWAY PROJECT)**

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design. It was determined, through these outreach efforts, that it would be best to split the work into two contracts: (1) sign lettering and lighting fabrication; and (2) archway construction. As such, staff could work with the signage contractor to determine some of the dimensional elements needed for the archway to accommodate the signage.

Sign Lettering Contract

Staff issued an informal Request for Quotes (RFQ) for the signage component on April 18, 2014. Only one price quote was received by the City and a purchase order was issued to Maddux Signs of Concord (Maddux) in the amount of \$13,339.84. Pursuant to the contract, Maddux produced a “mock-up model” of the sign lettering and lighting. This mock-up model has provided the final design details to achieve the optimum “halo” lighting and lettering dimensions/kerning for the fabricated steel archway. Maddux assisted in finalizing the dimensions for the archways to accommodate the lettering and electrical raceways. The design element of the signage contract is now complete. The fabrication of the sign lettering assembly has been placed on hold until after the City awards an archway construction contract.

Archway Construction Contract

Staff issued an informal RFQ for the fabrication of the steel archway frame, and construction of all site improvements including decorative stone finished concrete columns, foundations and other related site work on May 13, 2014. A total of three price quotes were received from contractors with prices ranging from \$129,650 to \$171,235.

The Engineer’s Estimate for Construction was \$53,000. The three price quotes are summarized below:

Contractor	Price Quote
Westbury Handcrafted Ironworks, Concord	\$129,650
Nielson Construction, Napa	\$134,522
Vila Construction, Richmond	\$171,235
Engineer’s Estimate	\$53,000

The lowest price quote was about two and one-half times the Engineer’s Estimate and exceeded the \$125,000 threshold for the use of the informal bidding process. Based on quotes received, there are insufficient funds available in the project budget to construct the two archways as designed.

Staff contacted the three contractors who submitted price quotes to determine why the costs were so high. The following are some of the key factors expressed by the contractors:

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- The level of detail required for the metal fabrication was a major contributor to the higher than expected pricing;
- Current work load – the contractors indicated that they were already busy but willing to take on this project;
- Timeline for completion – the contractors stated that the completion timeline was short and that they could meet the completion date but also said there was a 5% to 10% premium on labor, included for this;
- Staffing – One of the contractors indicated that they would need to hire additional help if they were awarded this project.

Staff also inquired as to the potential cost for the construction of one archway from these contractors. The response from the two lowest contractors who submitted their quote was \$72,700 and \$90,500 respectively. The cost for the singular archway was approximately 56% to 67% of the total cost of the two archways, which is in excess of the available construction funds by approximately \$35,000. Both contractors indicated that there are some fixed costs that cannot be reduced regardless of the quantity of archways, such as mobilization, transportation, drill rig and other rental equipment.

In addition, staff contacted contractors who did not submit a price quote to determine why they had chosen not to pursue this project. The following is a summary of the responses:

- Current work load – many of the contractors indicated that they are already busy and were either no longer bidding as they were “booked” for the summer or were “cherry picking projects”;
- Timeline for completion – they could not complete the project in the timeframe specified due to other commitments and would have submitted a proposal if the completion of the project could be done later in the year.

At this point, staff is requesting direction on the project and potential cost reduction measures prior to releasing the project for formal bids. It is anticipated that staff may be able to attract more bidders and potentially lower prices by releasing the project for formal bids. It is also anticipated, however, that the prices will still be higher than the available funding. The following is a list of alternatives for consideration to better align the project with the budget:

- Prioritize the archways and package the project with one archway as the base bid and the second as an additive alternate to be awarded based on available funding.
- Change the tapered columns to rectangular or vertical section and consider using cinder block and pre-cast caps, as an option to cast-in-place concrete.
- Change the column finish from stone veneer to stucco or other less expensive finish.
- Reduce the detailing in the metal archway to a more simplified, less ornate look which would be less labor intensive.

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- Eliminate galvanizing and provide two coats of powder coat paint. Contractors indicated that with two coats of powder coat paint finishes they can provide a 10-year warranty.
- Seek additional funding for the project, which may be available from the RDA/Art in Public Places account. Use and availability of these funds would be subject to Oversight Board (OB) and Department of Finance (DOF) approvals. Should this option be chosen, the timeline for such approvals are as follows: Approval from OB in September 2014, followed by the DOF approval within 60 days to have the funds approved for use beginning in January 2015; the next cycle would be in March 2015 to the OB followed by DOF approval within 60 days for funding beginning July 2015.
- Advertise for bids during the winter months for optimum contractor competition

Based on current bids received, there are insufficient funds available in the project budget. An additional budget appropriation of \$110,000 is needed to fund contract award, construction contingency for change orders, design services during construction, material testing and special inspection, and construction management. See the detailed cost breakdown for additional funding required in Attachment 2.

Discussion of Alternatives

- Alternative 1 - No further action on this project. Direct staff to close out project.
- Alternative 2 - Consider reducing the scope of the project to the construction of one archway at Todos Santos Plaza. Staff recommends the location at Willow Pass Road and Grant Street (since this is the approach from BART). In addition, the archway design will be value engineered to simplify the construction and achieve additional cost savings. This alternative would require augmenting the project budget (possibly with RDA/Art in Public Places funds) in the amount of \$35,000 to fund the construction of a single archway.
- Alternative 3 - Augment the project budget possibly with RDA/Art in Public Places funds in the amount of \$110,000 to fully fund the construction of the two archways.

Fiscal Impact

If recommended by the Committee and approved by the City Council, construction of a single archway would require an additional \$35,000 to complete the project. Alternatively, construction of two archways would require an additional \$110,000 to complete the project (Attachment 2). Funds may be available from the RDA/Art in Public Places account to cover these costs.

Recommendation for Action

Staff recommends that the Housing & Economic Development Committee review the following options for Project No. 2294 (Todos Santos Plaza Archway Project) and provide comments and/or direction to staff.

1. Direct the report to the City Council with a recommendation to appropriate additional funding of \$35,000 (possibly from the RDA/Art in Public Places account) to fund the construction of a single Archway at Todos Santos Plaza, located at the corner of Willow Pass Road and Grant Street, with the second archway as an Additive Alternate to be awarded based on available funding;

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2. Direct staff to value engineer the current design in order to reduce project construction costs and report back to the Committee with an update on the value engineering design refinements and anticipated cost savings and project schedule; or
3. Direct the report to the City Council with a recommendation to appropriate additional funding of \$110,000 (possibly from the RDA/Art in Public Places account) to fully fund the two archways.

Prepared by: Mario Camorongan, PE
Capital Improvement Program Manager
mario.camorongan@cityofconcord.org

Reviewed by: Robert Ovadia, PE
City Engineer
robert.ovadia@cityofconcord.org



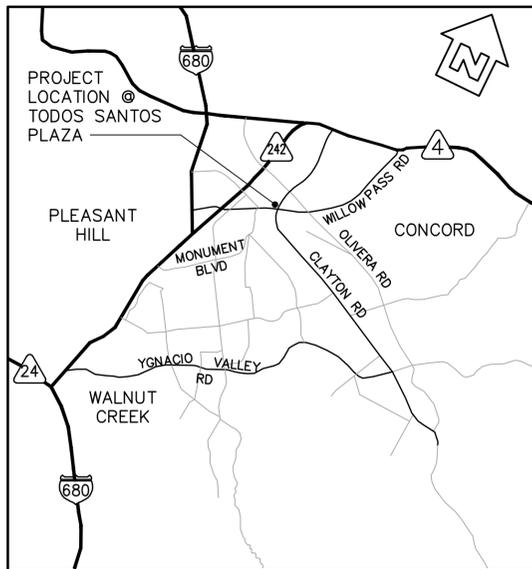
Scott P. Johnson
Assistant City Manager
scottp.johnson@cityofconcord.org

Reviewed by: Victoria Walker
Director of Community & Economic Development
victoria.walker@cityofconcord.org

Attachment 1: Design Drawings
Attachment 2: Additional Funding Request

City of Concord

TODOS SANTOS PLAZA ARCHWAY PROJECT NO. 2294

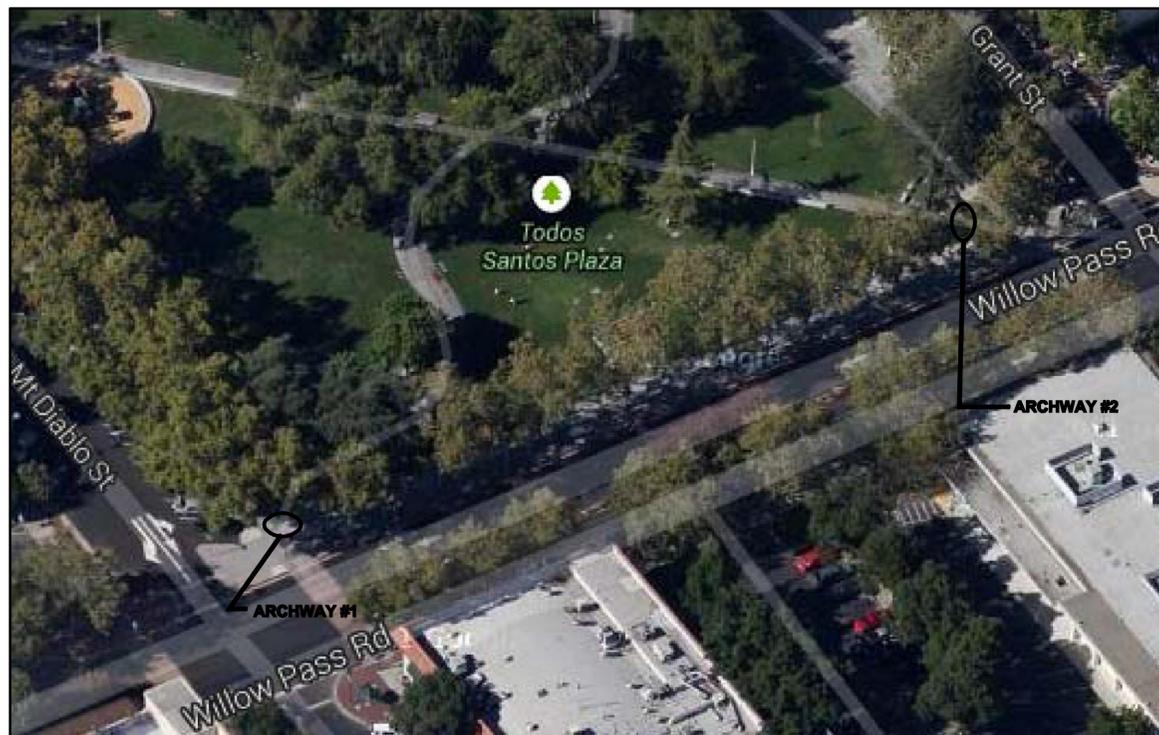


VICINITY MAP
NO SCALE



NOTES:

- THE CONTRACTOR SHALL INSPECT THE PROJECT SITE PRIOR TO SUBMITTING A BID IN ORDER TO OBSERVE AND DETERMINE THE EXISTING JOB SITE CONDITIONS. LANDSCAPING FEATURES ARE NOT SHOWN ON THE PLANS.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THESE PLANS DO NOT INCLUDE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE NECESSARY FENCING TO PROTECT WORK AREAS AND FOR PEDESTRIANS SAFETY, AND SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS AND CAL/OSHA. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- APPROXIMATE LOCATIONS OF EXISTING UTILITIES ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND CALL UNDERGROUND SERVICE ALERT (U. S. A.) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATION OF MARKED EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
- EVERY EFFORT HAS BEEN MADE TO SHOW THE LOCATION OF EXISTING UTILITIES AND OBSTRUCTIONS WHICH MAY INTERFERE WITH THE WORK. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCIES PRIOR TO STARTING ANY WORK WHICH MAY AFFECT THEIR FACILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO THE SITE OR THE SURROUNDING AREA AS A RESULT OF THE CONTRACTOR'S WORK OF OPERATIONS. EXISTING FACILITIES THAT ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- IF, DURING THE COURSE OF THE WORK, THE CONTRACTOR ENCOUNTERS ANY SURFACE OR SUBSURFACE MATERIALS THAT HE/SHE BELIEVES ARE HAZARDOUS (AS DEFINED IN SECT. 25117 OF THE HEALTH AND SAFETY CODE), THE CONTRACTOR MUST INFORM THE ENGINEER IN WRITING IMMEDIATELY. MATERIAL IS TO REMAIN UNDISTURBED UNTIL AN INVESTIGATION BY THE CITY. REMOVAL AND/OR DISPOSAL OF HAZARDOUS MATERIALS IS NOT PART OF THE SCOPE OF WORK.
- THE DEPTH OF EXISTING UTILITY FACILITIES HAVE NOT BEEN PLOTTED ON THESE PLANS.
- CONTRACTOR SHALL NOT PERFORM ANY WORK ACTIVITIES AND SHALL PROTECT THE WORK AREA AND LEAVE PEDESTRIAN WALKWAY OPEN DURING FARMER'S MARKET, TO BE HELD ON EVERY TUESDAY AND THURSDAY, FROM 10:00 A.M. TO 2:00 P.M., AND ON JULY 4 UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY ENGINEER.
- PROVIDE DETOUR SIGN TO REDIRECT AND DETOUR PEDESTRIANS AND PARK USERS IF SIDEWALK IS CLOSED.



PROJECT SITE
NTS

INDEX TO PLANS

SHEET NO.	DESCRIPTION
1.	T-1 TITLE SHEET
2.	S-1 ARCHWAY DETAILS 1
3.	S-2 ARCHWAY DETAILS 2
4.	E-1 ELECTRICAL LAYOUT AND DETAILS (DEFERRED SUBMITTAL)

GENERAL NOTES

- ALL WORK SHALL BE IN CONFORMANCE WITH THE CALIFORNIA BUILDING CODE (CBC), 2013 EDITION.
- WIND LOAD AND SEISMIC LOAD SHALL BE IN CONFORMANCE WITH MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES, ASCE-7, 2010 EDITION.
- ALL DIMENSIONS RELATED TO EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS NOT SHOWN OR DIFFERENT FROM THOSE SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
- LOADS USED IN THE DESIGN:

A. WIND LOAD:	EXPOSURE C, 100 MPH, I = 1.0
B. SEISMIC LOAD:	CBC 2010 SITE CLASS E
C. ALLOWABLE FOUNDATION AND LATERAL PRESSURE	CBC 2010 TABLE 1806.2, SOIL TYPE 5

CONCRETE NOTES

- CONCRETE SHALL BE MIXED, PLACED AND CURED IN ACCORDANCE WITH ACI 318, 2008 EDITION. CEMENT SHALL CONFORM TO ASTM C150-TYPE I OR II.
- REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE".
- CONCRETE SHALL BE HARDROCK CONCRETE AND MEET THE FOLLOWING DESIGN CRITERIA:

LOCATION	MIN 28 DAY COMP STRENGTH	MIN CEMENT	MAX AGGREGATE	MAX SLUMP
CIDH CONC PILE	2500 PSI	5.0 SACKS/CY	3/4"	6"
CONC PILASTER	2500 PSI	5.0 SACKS/CY	3/4"	4"
- CONCRETE MIX DESIGN AND TESTING SHALL MEET THE REQUIREMENTS OF SECTION 1903 AND 1905 OF THE CBC, 2010 EDITION, AND THESE SPECIFICATIONS.

REINFORCING STEEL NOTES

- REINFORCING STEEL GRADES FOR CONCRETE:

A. ALL BARS EXCEPT THOSE TO BE WELDED	ASTM A615, GRADE 60
B. TIES AND STIRRUPS	ASTM A615, GRADE 60
- REINFORCING STEEL SHALL BE KEPT CLEAN AND FREE OF RUST.

STRUCTURAL STEEL NOTES

- DESIGN, FABRICATION AND ERECTION OF STRUCTURAL LEVEL SHALL CONFORM TO THE SPECIFICATIONS AND STANDARD OF MANUAL OF STEEL CONSTRUCTION BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), 2008 EDITION.
- ALL STRUCTURAL STEEL SHALL BE ERECTED LEVEL UNLESS NOTED OTHERWISE ON PLANS.
- STEEL GRADES:

A. SHAPES, PLATES AND BARS	ASTM A36
B. PIPES	ASTM A53, TYPE E, GRADE B
C. HOLLOW STRUCTURAL SECTIONS (HSS)	ASTM A500, GRADE B
D. ANCHOR/MACHINE BOLTS	ASTM A307
E. STAINLESS STEEL PLATES	ASTM TYPE 304
- WELDING PROCEDURES, ELECTRODES AND WELDER QUALIFICATIONS, SHALL CONFORM TO AMERICAN WELDING SOCIETY (AWS) D1.1 STRUCTURAL WELDING CODE.
- UNLESS OTHERWISE SHOW ON PLANS, FILLET WELD SIZE SHALL BE AS FOLLOWS:

\bar{r} THICKNESS TO $\frac{1}{4}$ " INCLUSIVE	SAME AS METAL THICKNESS
\bar{r} THICKNESS $\frac{1}{4}$ " OR MORE	METAL THICKNESS MINUS $\frac{1}{16}$ "
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE STEEL ARCHWAY FOR ENGINEER'S REVIEW AND APPROVAL PRIOR TO ANY STEEL FABRICATION.

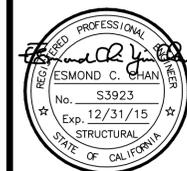
ABBREVIATIONS

AB	ANCHOR BOLT	ELEV	ELEVATION
BOT	BOTTOM	GALV	GALVANIZED
CIDH	CAST-IN-DRILLED-HOLED	HSS	STEEL HOLLOW SECTIONS
CONC	CONCRETE	O.C.	ON CENTER
DIA	DIAMETER	OG	ORIGINAL GRADE
EA	EACH	TYP	TYPICAL
FG	FINISHED GRADE	V.I.F.	VERIFY IN FIELD

CALL TWO WORKING DAYS
BEFORE YOU DIG



1-800-227-2600 OR 811



Prepared by:

JMEC ENGINEERING INC.
165 LENNON LANE, SUITE 106
WALNUT CREEK, CA 94598
PHONE (925) 944-8999
FAX (925) 944-9998

REVIEWED _____ 20____
CITY ENGINEER

City of Concord
1950 Parkside Drive
Concord, CA 94519
(925) 671-3361

RECORD DRAWING
(NO WARRANTY AS TO ACCURACY)

DATE ACCEPTED _____
PROJECT ENGINEER
REVISIONS BY _____ DATE _____

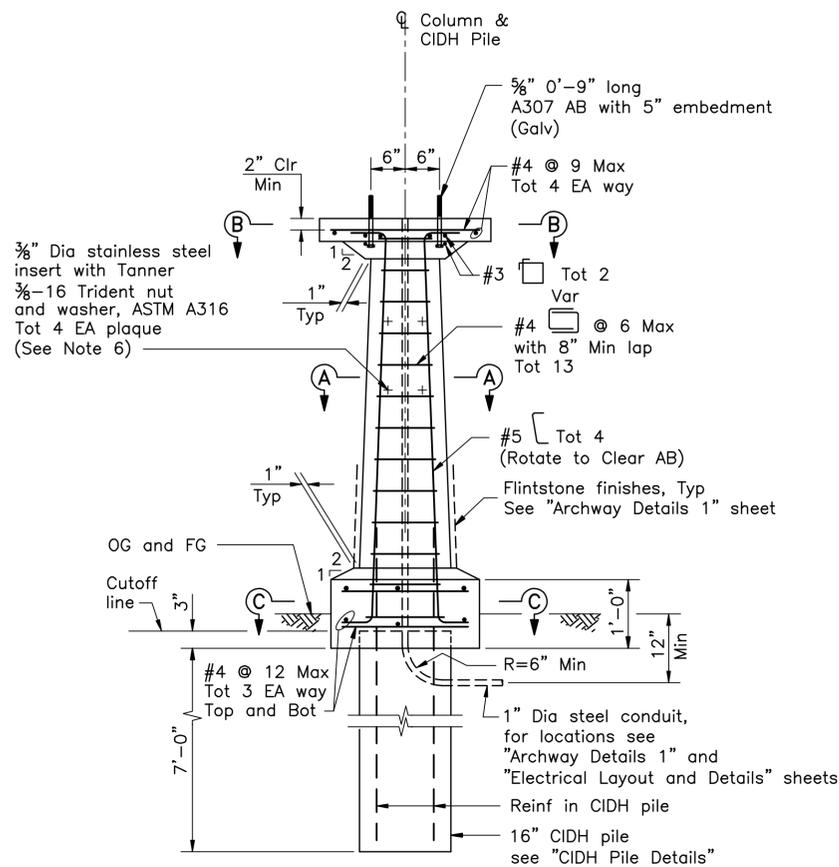
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CITY OF CONCORD

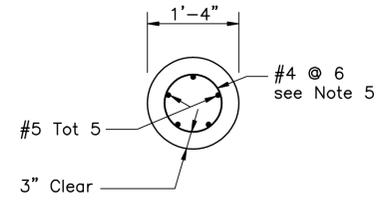
TODOS SANTOS PLAZA ARCHWAY T-1

TITLE SHEET

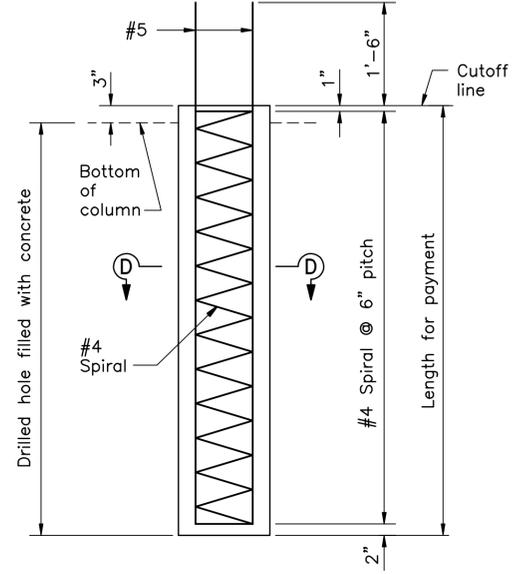
DESIGNED: E.C.	CHECKED: G.M.	SCALE: AS SHOWN
DRAWN: K.L.	DATE: 05/01/14	SHEET 1 OF 3
PROJECT NO. 2294		



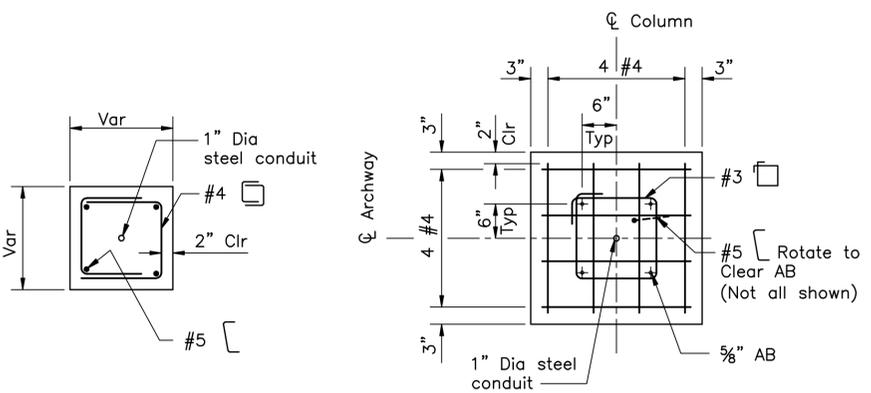
ELEVATION - COLUMN
3/4" = 1'-0"



SECTION D-D
3/4" = 1'-0"

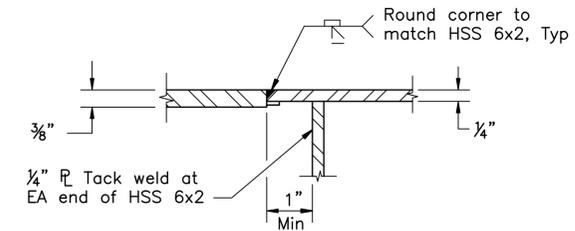


**ELEVATION
CIDH PILE DETAILS**
3/4" = 1'-0"

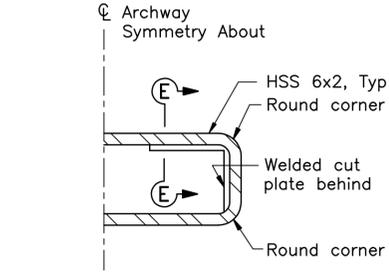


SECTION A-A
3/4" = 1'-0"

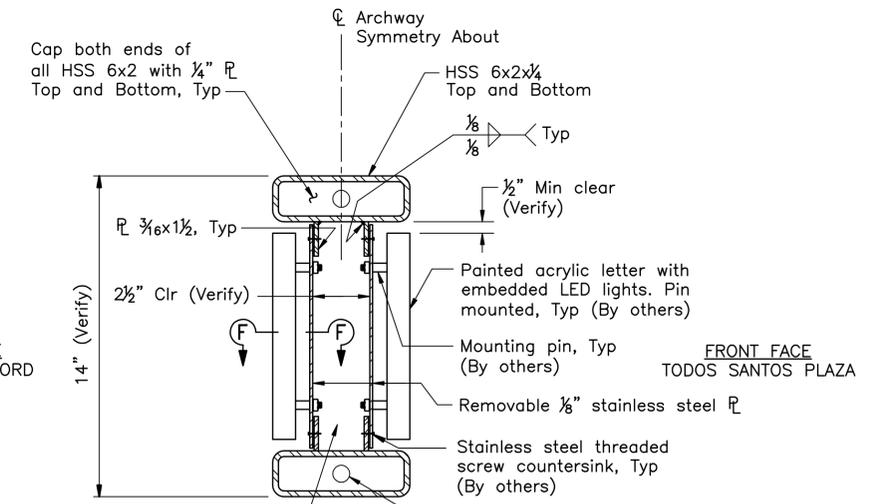
SECTION B-B
3/4" = 1'-0"



SECTION E-E
1/2" = 1"



SECTION AT TRANSITION
1/2" = 1"



TYPICAL SECTION
3/4" = 1'-0"

NOTES:

1. Work this sheet with "Archway Details 1".
2. The columns shall be installed plumb and level.
3. For dimensions not shown, see "Archway Details 1" sheet.
4. Steel arch shall be blasted clean to remove all mill scale per SSPC-SP-6 Commercial Blast Cleaning. Blasted cleaned surfaces shall be galvanized and receive powder coating paint of no less than 4 mils of dry film thickness.
5. Lapped splices in spiral pile reinforcement shall be lapped at least 80 wire/bar diameters. Spiral pile reinforcement at splices and at ends shall be terminated with a 135' hook with a 6" tail hooked around a longitudinal bar.
6. For location of inserts for the plaque, see "Archway Details 1" sheet. Apply thread locking system and peened thread after installation.
7. Steel fabricator shall coordinate all work with sign contractor, and is responsible for final assembly of the steel archway including the signs.
8. Relocate CIDH Piles as needed to avoid conflict with existing storm drain with approval of Engineer.

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	Prepared by:	REVIEWED _____ 20____	CITY ENGINEER	RECORD DRAWING (NO WARRANTY AS TO ACCURACY)	CITY OF CONCORD	
	JMEC ENGINEERING INC. 165 LENNON LANE, SUITE 106 WALNUT CREEK, CA 94598 PHONE (925) 944-8999 FAX (925) 944-9998	City of Concord 1950 Parkside Drive Concord, CA 94519 (925) 671-3361	DATE ACCEPTED _____ PROJECT ENGINEER _____ REVISIONS BY _____ DATE _____	TODOS SANTOS PLAZA ARCHWAY	ARCHWAY DETAILS 2	S-2
				DESIGNED: E.C. CHECKED: G.M. DRAWN: K.L. DATE: 05/01/14 ROLL FRAME PROJECT NO. 2294	SCALE: AS SHOWN SHEET 3 OF 3	

PJ 2294 Additional Funding Request - One Archway

Description of expenses	Amount
Westbury Handcrafted Ironworks Contract	\$ 72,700
Construction CCO contingency (10%)	7,300
Subtotal =	\$ 80,000
Design support during Construction	\$5,000
Construction Management	\$17,000
Materials Testing & Special Insp.	\$3,000
Subtotal =	\$25,000
Maddux Signs CCO for Backplate	\$2,500
PW and Engineering staff time	\$8,000
	<u>\$115,500</u>
Available funds as of 7.14.14	<u>\$82,000</u>

Additional Funding Required = \$33,500 rounded to \$35,000

PJ 2294 Additional Funding Request - Two Archways

Description of expenses	Amount
Westbury Handcrafted Ironworks Contract	\$ 129,650
Construction CCO contingency (10%)	13,000
Subtotal =	\$ 142,650
Design support during Construction	\$8,000
Construction Management	\$25,000
Materials Testing & Special Insp.	\$4,000
Subtotal =	\$37,000
Maddux Signs CCO for Backplate	\$2,500
PW and Engineering staff time	\$8,000
	<u>\$190,150</u>
Available funds as of 7.14.14	<u>\$82,000</u>

Additional Funding Required = \$108,150 rounded to \$110,000