



February 3, 2022

Mr. Tom Brandeberry
President & CEO
Los Amigos de Guadalupe
4545 10th St.
Guadalupe, CA 93434

**Subject: Guadalupe Community Center and Leroy Park Renovation
ADDITIONAL SERVICE AGREEMENT NO.2**

Dear Mr. Brandeberry,

Cannon has reviewed the labor and administrative costs associated with inspection and coordination activities directly related to unforeseen construction issues and work added to the contract since our last issued Additional Service Agreement (ASA) No.1. These items were not included in our original scope of work or in our ASA No.1 and have resulted in extra effort on Cannon's part to ensure thorough contract administration and inspection.

The nature and substance of these non-anticipated changes in scope and duration of work are based on additions or changes requested by the City, Project Architect, or Contractor, and changes due to unforeseen field conditions. Our work associated with these changes has resulted in additional review and coordination of modifications to contract plans, additional meetings, field coordination and inspection, and review of change orders approved by the City.

As of ASA No.1, a total of 12 additional Contract Change Orders were issued for a total of 43 to date; 28 additional RFI's for a total of 135 to date; and 25 additional working days for a total of 109 to date.

As of ASA No.1, the construction completion date was extended to December 17th, 2021. Due to the additional 25 working days added since ASA No.1, a revised date of completion is now recorded as February 4th, 2022. However, the contractors most recent schedule shows work continuing approximately 30 working days beyond February 4th, to March 11th, 2022.

With the contractors expected date of completion scheduled for mid-March 2022, we will have approximately 2 ½ additional months of construction observation and inspection work not included in our Additional Service Agreement No.1.

Considering this, we request that the city provide additional construction observation and inspection budget of \$30,065.00 to cover our additional efforts on this project through the anticipated completion date of March 11th, 2022.

Cannon has provided construction inspection services for the LeRoy Park and Community Center project since the start of construction in August of 2020. We remain committed to providing the city with high quality service to meet your needs throughout the final completion of this project. If you have any questions, or wish to discuss this matter further, please contact me at (805) 544-7407 or PatR@CannonCorp.us.

Sincerely,

Patrick R. Riddell, PE
Director, Construction Management Division



ADDITIONAL SERVICES AGREEMENT No. 2

Client: City of Guadalupe **Project Name:** Guadalupe Community Center and Leroy Park Renovation

Date: February 3, 2022 **Project Number:** 200419

Description of Additional Services and/or Materials:
Additional Construction Management Services and Inspection.

Additional Fee: **\$ 30,065.00**
(Time and Materials, not to exceed without prior written authorization)

Authorization:

In witness whereof, the parties hereto have caused this agreement consisting of the Request for Additional Services, the original signed agreement dated July 14, 2020 and any other necessary and applicable documents to be executed of the date and year first above written.

Any additions and/or corrections to this agreement will be addressed in a separate agreement.

City of Guadalupe

Cannon

Sonia Rios-Ventura
Community Development Manager

Patrick R. Riddell, PE
Director, Construction Management Division

Date _____

Date _____



Request for Additional Services
 CM Services Agreement
 Guadalupe Community Center and Leroy Park Renovation
 (Sent via email)



Cannon
 1050 Southwood Drive
 San Luis Obispo, CA 93401
 805.544.7407

**Project Inspection Additional Service Agreement
 Guadalupe Community Center and LeRoy Park Renovation**

Feb 3rd, 2022

Phase	Role	Rate	2022				Est. Hours	Estimated Cost
			Jan	Feb	Mar	Apr		
Construction Observation								
Dec 17th, 2021 - March 11th, 2022	Resident Engineer	\$185		12	12		24	\$4,440
	Project Inspector	\$125		95	110		205	\$25,625
Total Estimated Hours				107	122		229	
Total Estimated Cost of Labor								\$30,065
Direct Expenses								
							Estimated Cost	
							\$	-
Total Estimated Direct Expenses							\$	-
***Assumes an extended completion date of March 11th, 2022 with closeout Assumes the field inspector will be on-site for an average of approx. 4 hrs per working day.								
Total Estimated Cost of Permit Inspection Services							\$	30,065

Guadalupe City Council

Tentative Tract Map 29,065

Presented by
Bill Scott, Contract Planning Consultant
Guadalupe City Planning Department
May 10, 2022

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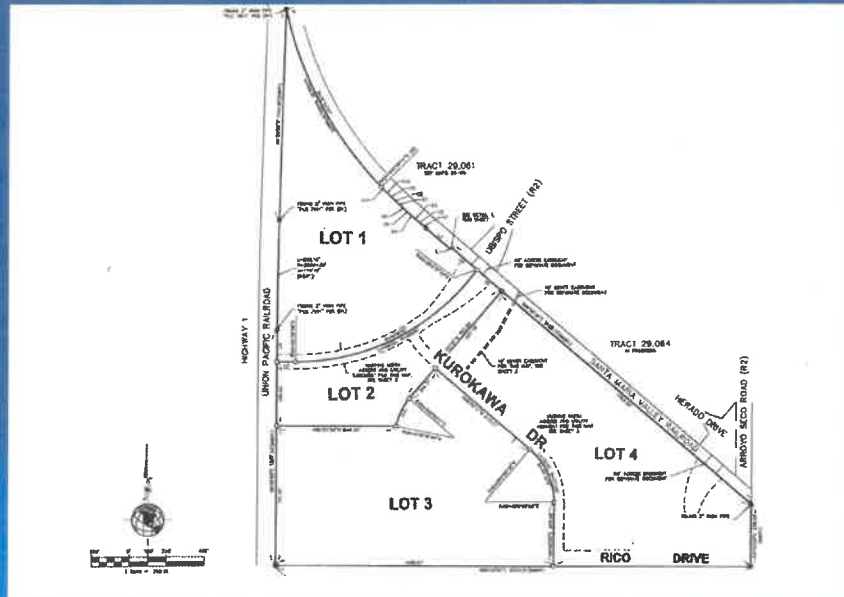
Project Description 1

- Vesting Tentative Tract Map 29,065 (City Permit No. 2021-098-TTM).
- Map allows next Phase of the DJ Farms Specific Plan Development, aka: *Pasadera South*.
- Involves Lots 1 & 2 of Master Parcel Map - Tract 29,063.

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Parcel Map 29,063 - 6/8/2021



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053

Project Description 2

Lot 1 Site:

Subdivision allows 104 total lots 21.8-acres.

- 98 single-family residential lots.
- Six lots for common public facilities and open space use.

Lot 2 Site:

- Establishes a stormwater basin 9.16 acres.

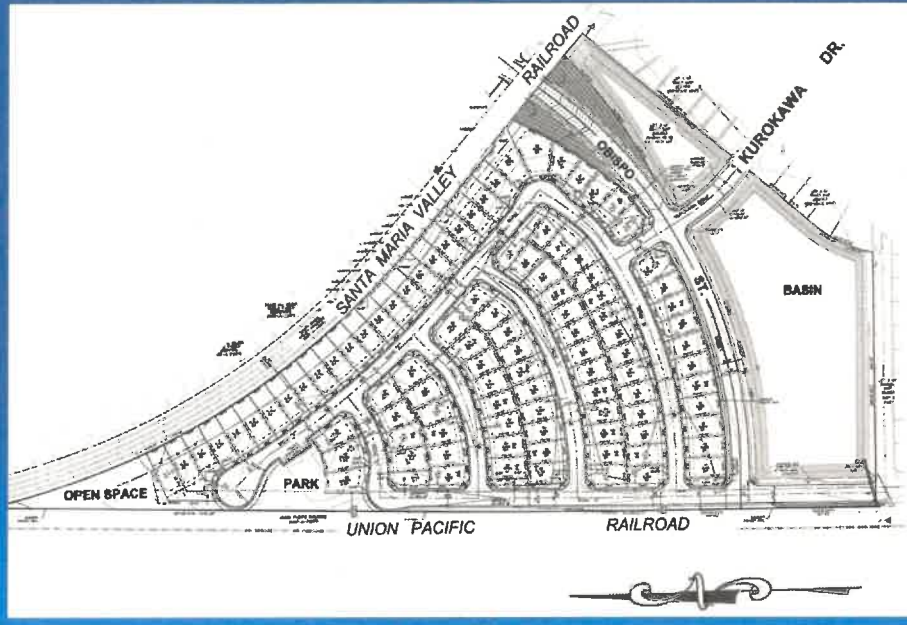
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Tract 29,065 (Permit 2021-098-TTM)



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Project Site



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DJ Farms
Specific Plan
Zoning Map



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CEQA COMPLIANCE

Final EIR #1992111025, was prepared for DJ Farms SP.

FEIR Certified by Council November 2012.

Current Subdivision essentially same project evaluated by EIR.

Mitigation Measures implemented by Mitigation Monitoring and Reporting Program; and as conditions of approval.

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Conditions of Approval

Map Permit 2021-098-TTM contains 86 conditions:

- Many “regular” conditions: (e.g., Public Improvement/Final Map requirements, Development Agreement conformance, etc.).
- Many “special” conditions: (e.g., Environmental mitigation(s), Railroad Buffers, Access, etc.).

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Temporary Construction Access Route



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Conditions of Approval

Temporary Construction Access:

59. Temporary access to the project site will be provided while the bridges are under review and construction... ..until satisfactory emergency is provided, construction activities shall be limited to activities such as grading, installation of public improvements (i.e., underground utilities, streets and other surface improvements).*

**(Preconstruction Survey Conditions #9 & 65)*

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Conditions of Approval

Temporary Emergency Access:

59. *Temporary Emergency Access: No residential building permit shall be issued, and no building construction shall commence until suitable emergency access to the site(s) is provided to the satisfaction of the City of Guadalupe Public Safety Director and the Fire Department.*

- b. If a satisfactory temporary emergency access *is not* established, no building construction shall commence until the Obispo Street Bridge is constructed and operational.

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Recommendations

It is recommended that the City Council:

Adopt Resolution 2022-38 to approve Tentative Tract Map 29,065 (Permit 2021-098-TTM).

**(With modified conditions as requested by the applicant).*

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Questions?

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