



City of Grass Valley City Council Agenda Action Sheet

Title: Prefabricated Restroom Site Improvements Project - Contract Change Order

CEQA: Existing facility

Recommendation: That Council authorize the City Engineer to execute a contract change order of up to \$200,000.00 for added work on the Prefabricated Restroom Site Improvements Project to fund additional work in the related areas and to take advantage of contractor efficiencies

Prepared by: Bjorn P. Jones, PE, City Engineer

Council Meeting Date: 4/14/2026

Date Prepared: 4/9/2026

Agenda: Consent

Background Information: On December 9, 2025, Council authorized award of a contract for the Prefabricated Restroom Site Improvements Project with Hansen Bros Enterprises (HBE) in the amount of \$522,630. The project involves the prep work and site improvements associated with three new restrooms to be installed at Condon Park and the South Church St public parking lot; including accessibility improvements, pavement maintenance and striping of the roads, trails, and parking lot.

Engineering Staff have discussed with HBE added work in several locations to construct improvements that would be more cost effectively completed while HBE is already mobilized performing similar work. Specifically, the replacement of pavers (which required construction-related disruption) in the Christopher Stevens alley with stamped concrete would extend the cobble surfacing treatment from the Mill St Plaza up to the S Church St parking lot and eliminate existing uneven and unsightly areas of settled pavers at the cost of approximately \$20,000.

The project already includes the resurfacing and restriping of the S Church St parking lot, and it is recommended to add the City Hall and Union Square parking lots now to provide upgraded and uniform treatments to the downtown parking lots as the City begins implementation of the new parking program in the coming months. This work would add approximately \$60,000 to the existing contract.

Finally, the Condon Park baseball fields have been experiencing drainage issues for several years which lead to increased costs and staff time for field maintenance. A budgeted project (Condon Park Baseball Improvements Project) was established to address some of these deficiencies, among other improvements, but is unlikely to be

delivered this fiscal year - however, a portion can be. HBE can complete installation of drainage gutters, inlets and piping with equipment already onsite at Condon Park and have proposed a cost of \$120,000 to complete these improvements as part of their contract - an approximate \$30,000 efficiency savings to original drainage project estimates.

The total cost of the proposed contract additions is \$200,000. Engineering has determined the cost to be reasonable and more efficiently performed in conjunction with the current Prefabricated Restroom Site Improvements Project work. Staff recommends that Council authorize the City Engineer to execute a contract change order of up to \$200,000.00 with Hansen Bros Enterprises.

Council Goals/Objectives: The Prefabricated Restroom Site Improvements Project executes portions of work tasks towards achieving/maintaining Strategic Plan Goal - Recreation & Parks.

Fiscal Impact: The purchase and installation of prefabricated restrooms and associated site improvements was fully funded in the FY 25/26 Capital Improvement Program Budget with a combination of Measure E and Special Project Funds, as well as a cost share contribution from the Grass Valley Downtown Association (GVDA). Three different budgeted capital projects, “Park Restroom and Accessibility Improvements”, “Church St Parking Lot Restrooms” and “Condon Park Street Maintenance” with a total approved budget of \$1,525,000 were ultimately combined into one construction project for easier delivery. Available cost savings between the approved construction contract and restroom purchase total of approximately \$1,245,000 and the budgeted projects amount would fully fund the change order work summarized in this request. Additionally, the Condon Park Baseball Improvement Project was separately budgeted in FY 25/26 Budget at \$600,000, with a portion of that budget to be utilized to pay for the drainage improvements as discussed.

Funds Available: Yes

Account #:

200-406-64140 and 200-406-66658

Reviewed by: Interim City Manager

Attachments: N/A

HANSEN BROS. ENTERPRISES
CSL 207705 P.O. BOX 1599, GRASS VALLEY,
CA 95945 TEL: (530) 273-3381 FAX: (530) 273-
4396

CHANGE ORDER FORM

CHANGE ORDER #: 3 LOCATION: CONDON PARK BASEBALL FIELD CHANGE ORDER DATE:
4/8/2026 OWNER: CITY OF GRASS VALLEY

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
DRAINAGE INLET AND GRATE	1.00 EA	5,104.00	5,104.00
2X2 AREA DRAIN	3.00 EA	4,042.00	12,126.00
DRAINAGE PIPE 15"HDPE	365.00 LF	149.00	54,385.00
3" HMA R AND R	165.00 SY	98.50	16,252.50
12" RIP RAP DISSIPATOR	1.00 EA	1,644.00	1,644.00
SIDEWALK/ STAIRS	70.00 SF	135.00	9,450.00
CURB AND GUTTER	140.00 LF	120.75	16,905.00
			0.00
			0.00
			0.00
			0.00

ADD 8.00 DAYS TO CONTRACT.

CHANGE ORDER TOTAL\$115,866.50

ALL TERMS, CONDITIONS, NOTES AND EXCLUSIONS OF ORIGINAL CONTRACT APPLY TO CHANGE ORDER WORK.
IF ACCEPTED, PLEASE SIGN BELOW SO WORK MAY BE SCHEDULED.

BRETT SCHAUFFLER

OWNER/REPRESENTATIVE

HANSEN BROS. ENTERPRISES

4/8/2026

DATE

DATE

HBE JOB # 2600105

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CHANGE ORDER FORM

CHANGE ORDER #: 2 LOCATION: SOUTH AUBURN ST CHANGE ORDER DATE:

3/30/2026

OWNER: CITY OF GRASS VALLEY

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
ADDITIONAL MICRO SURFACE	5,590.00 SY	8.70	48,633.00
ADDITIONAL STRIPING	1.00 LS	9,502.00	9,502.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00
			0.00

ADD 4.00 DAYS TO CONTRACT.

CHANGE ORDER TOTAL\$58,135.00



ALL TERMS, CONDITIONS, NOTES AND EXCLUSIONS OF ORIGINAL CONTRACT APPLY TO CHANGE ORDER WORK.

IF ACCEPTED, PLEASE SIGN BELOW SO WORK MAY BE SCHEDULED.

BRETT SCHAUFFLER

OWNER/REPRESENTATIVE

HANSEN BROS. ENTERPRISES

3/30/2026

DATE

DATE