

CITY OF NAPA CITY COUNCIL
AGENDA REPORT

CONSENT CALENDAR
AGENDA ITEM 5.F.
Date: October 15, 2013

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRochelle, Public Works Director

Prepared by: Mark Tomko, Senior Civil Engineer

Subject: Increase Appropriations to the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project

ISSUE STATEMENT:

Adopt a resolution increasing appropriations and authorizing the Public Works Director to execute construction contract change orders for additional work and execute Amendment No. 2 to Agreement No. C2012 42 with ZFA Structural Engineers in conjunction with the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project (MS12FD02).

DISCUSSION:

At the August 6, 2013 Council Meeting, the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project was awarded to S W Allen Construction Inc. for the bid amount of \$511,268. Construction contingency for the project was established at 10% of the bid or \$51,127. The total project budget was set at \$700,000 and included the bid, contingency, construction management and testing, relocation of the Fire Department Staff, electrical upgrades, building permit fees, and hazmat monitoring.

The project consists of the seismic retrofit and partial roof replacement of the existing Fire Station No. 1 building. Construction started on September 4, 2013, and is scheduled to be completed by the end of November 2013. During demolition, there were many unforeseen items discovered that were not visible during design and did not meet current building codes. These items included additional roofing above the dormitory wing, extra work to investigate piping in the walls, piping that needed to be moved for the abatement process, changes to the gas plumbing system, replacement of the roof insulation over the office and dormitory wings, additional structural ties, and changes to the roof drainage system.

Another item not included in the original design is the replacement of the roll up doors. The doors have been taken apart to facilitate the seismic upgrades and are required to be reinstalled as part of the project. Upon removal it was discovered that the wear components of the doors, as well as the doors themselves, were in need of replacement. With the doors completely disassembled, City staff identified a cost

savings for purchasing the materials for new doors and hardware since the reinstallation of the doors is already included in the bid.

As part of the ongoing construction process, ZFA Structural Engineers, who prepared the construction documents for the project, has been providing construction services which include state-mandated field observations of the work, responses to the contractor's request for information, and addressing unexpected field conditions that impact the design as part of their scope of work in their contract with the city (Agreement C2012 42). The unanticipated construction items have required ZFA to spend additional time on written direction to the contractor and design revisions as necessary to address these issues. It is estimated that an additional \$7,500 in construction support services will be required to complete ZFA's oversight obligations on the project for a total contract amount not to exceed \$133,558.

At present, the construction phase is approximately 50% complete and has expended \$47,000 of the \$51,127 contingency budget; therefore, additional funding is expected to complete the project. Staff recommends increasing contingency to 18% for a contingency of \$93,627 and a total budget of \$750,000.

\$ 511,268	Lowest and Best Bid Amount
\$ 93,627	Construction Contingency (18% of bid)
\$ 32,000	Relocation of Fire Department Staff
\$ 40,000	Electrical Upgrades
\$ 6,576	Building Permit
\$ 6,170	Hazmat Monitoring
\$ 52,859	Construction Management, Inspection and Testing
\$ 7,500	ZFA Structural Engineers Amendment No. 2

\$ 750,000 Total

FINANCIAL IMPACTS:

The Recommended Action will increase the appropriation by \$50,000, bringing the total appropriations in the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project (MS12FD02-54501) to \$750,000. Funding is available in the CIP Building Reserve (30199-25399-CIPRSVBLDG-25399). The undesignated fund balance in this reserve as of October 1, 2013 is \$454,730.

CEQA:

In Resolution R2013-69 dated August 6, 2013, the City Council determined that the Project is exempt from CEQA pursuant to the CEQA Guidelines Section 15301, which exempts the repair or minor alteration of existing facilities.

DOCUMENTS ATTACHED:

1. Attachment 1: Resolution increasing appropriations and authorizing the Public Works Director to execute construction contract change orders for additional work in conjunction with the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project

2. Attachment 2: Amendment No. 2 to Agreement No. C2012 42 with ZFA Structural Engineers

NOTIFICATION:

None.

RECOMMENDED ACTION:

Staff recommends that the City Council move, second and approve each of the actions set forth below, in the form of the following motion. Move to:

Adopt a resolution increasing appropriations and authorizing the Public Works Director to execute construction contract change orders for additional work and execute Amendment No. 2 to Agreement No. C2012 42 with ZFA Structural Engineers in conjunction with the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project.