

CITY OF NAPA CITY COUNCIL  
**AGENDA REPORT**

CONSENT CALENDAR  
AGENDA ITEM 10.D.  
Date: February 04, 2014

To: Honorable Mayor and Members of City Council

From: Jacques R. LaRochelle, Public Works Director

Prepared by: Mark Tomko, Senior Civil Engineer  
Dave Perazzo, Interim Parks and Recreation Director

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, execute Amendment No. 3 to Agreement No. C2012 42 with ZFA Structural Engineers, and determine that the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project is exempt from CEQA pursuant to CEQA Guidelines Section 15301.

**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.

At the October 15, 2013 Council meeting, the project budget was revised and additional funds were added to the project to cover additional unforeseen items that were not visible during construction 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.

The project budget included not only the construction contract and labor but also electrical upgrades, relocation of the Fire Department Staff, building permit, hazmat monitoring, and amendments to the design contract. During construction, several facility items that were outside the contracted scope of the project were identified as being in need of replacement. It was advantageous to complete this additional work while the fire station was not occupied. The revised budget from the October 15, 2013

meeting was able to accommodate required changes needed as part of the original project scope but was unable to fully fund the added facility items.

## FACILITIES

Parks and Recreation determined that the cost of the additional facility items could be funded out of their facilities budget. Some of the items were included as part of the construction contract work. The total dollar amount of the added facility items is \$95,242 which includes \$39,980 in facilities work completed as part of the construction contract contingency and \$55,262 that was paid for out of the Parks and Recreation facilities budget. It should be noted that contingency work completed to address original project scope work (excluding the facility items) was 17% of the bid amount. The additional facility items included in the contract work included the replacement of roll up doors \$14,831 (which would have needed to be replaced in the next few years), replacement of the T-Bar ceiling \$7,243 (did not meet building code requirements), and additional drywall and painting \$17,906 for a total of \$39,980.

The following four facility items of work were identified as needing to be completed before the station opened but not paid for out of the construction contract budget:

The carpeting on the north side of the building was evaluated after all of the furniture was removed from the facility. It was determined that the carpet needed replacement due to extensive wear and the fact that it was installed over original vinyl tile that had lost its adhesion to the concrete floor. The tile was installed with asbestos mastic that required a full abatement process. Removal of carpet, flooring and mastic was completed prior to new carpet being installed. The total cost for this work was \$26,361.

Window coverings, including curtains and shades, had to be removed during the original abatement and painting of the interior of the facility. The curtains were over 20 years old and determined to not be suitable for reinstallation. New window coverings for the dorm areas with window darkening shades for the sleeping quarters were installed on the south side of the building. Additional blinds were also installed in the office areas. The cost for this work was \$10,934.

The apparatus bays are heated by two infrared overhead gas heaters to maintain the interior of the station at an acceptable level for staff and equipment. The project removed most of the utilities mounted to the ceiling which included the gas supply lines to the heaters. The heaters were due for replacement in the next year due to age and equipment failures. While inspecting the heaters for reconnecting the gas lines, it was determined that replacement needed to occur now and while the station was not occupied. The cost for the installation of the new heaters and gas lines was \$11,877.

The original project included patching with some painting. The scope was increased to paint the ceilings and all walls with a base coat of paint. The project team identified the need to provide a finished paint surface while the carpet was out with a more durable finish. The cost for additional painting was \$6,090.

These four facility upgrade items, totaling \$55,262, were paid for out of the Parks and Recreation facilities operating budget. Many of these upgrades were to be done in the

next fiscal years. Staff thought it prudent to do the work now, utilizing the Parks and Recreation operating budget to pay for these expenses, while the station was vacant of Fire Department staff. Since this work was not included in the current facilities operating budget and resulted in a depletion of the facilities operating budget, future facility work for other City facilities would need to be delayed or funded in another way. This agenda report includes funding necessary for all of the construction and the added facility work and to replenish that operation line item within the Parks and Recreation facilities budget. The remaining \$8,015 of the requested additional funding of \$100,000 will be used as contingency, if needed.

## **ZFA STRUCTURAL ENGINEERS CONTRACT AMENDMENT**

ZFA Structural Engineers (ZFA) provided project construction document preparation and state-mandated construction review services. Previous allocations included a \$7,500 increase to their contract to cover the cost of engineering and architectural services, additional field observations, and responses to contractor's request for information associated with the additional unexpected items of work. An additional \$2,500 is required to cover the cost of further ZFA reviews and responses associated with the unexpected items of work. The ZFA total not to exceed contract amount will be \$136,058.

## **FINAL BUDGET REQUEST**

At present, the construction contract with S W Allen is complete for a total amount of \$639,070 (bid amount and contingency). Staff recommends increasing the total cost of the project \$100,000 to \$850,000 which will fund all of the added facility items. The cost breakdown is detailed below:

\$ 511,268	Lowest and Best Bid Amount (Construction Contract)
\$ 127,802	Construction Contingency (includes additional \$39,980 in facility items)
\$ 32,000	Relocation of Fire Department Staff
\$ 40,000	Electrical Upgrades
\$ 6,624	Building Permit
\$ 6,170	Hazmat Monitoring
\$ 52,859	Construction Management, Inspection and Testing
\$ 10,000	ZFA Structural Engineers Amendment No. 2 and 3
\$ 55,262	Additional Facility Items (outside of construction contract)
\$ 8,015	Facility Contingency

\$ 850,000    Total

Remaining funds following final project close-out will be returned to the Building Reserve Fund.

## **FINANCIAL IMPACTS:**

An additional \$100,000 in appropriations will be required from the General Fund CIP Building Reserve Fund (GL30199-62300-CIPRSVBLDG-62300). \$55,262 will be used to restore the Parks and Recreation facilities operating budget.

As of 1/1/2014, approximately \$1.65 million was available (unallocated) in the General Fund CIP Building Reserve Fund. Approval of the Recommended Action will reduce this balance to approximately \$1.55 million.

**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. 3 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. 3 to Agreement No. C2012 42 with ZFA Structural Engineers in conjunction with the Fire Station No. 1 Seismic Retrofit & Roof Replacement Project.