



Legislation Text

File #: 16-024, **Version:** 1

Staff Report for a Resolution Approving an Increase in the Construction Contract Change Order Cap from 40% to 41.2% (from \$97,054 to \$99,960), for a Construction Contract with Southland Construction for the San Leandro Ball Park Locker/Restroom Refurbishment; Project No. 2003.0331

SUMMARY AND RECOMMENDATIONS

Staff recommends approval of an increase in the Change Order Cap from 40% to 41.2% (from \$97,054 to \$99,960) for the subject project; the project budget has sufficient allocations to fund the increased cost.

BACKGROUND

This project is funded with Measure WW grant funds. Approved by voters in 2008, Measure WW funds high priority community park projects and improvements to cities and special districts in Alameda County. As of June 2013, San Leandro has received \$3,740,998.00 in Measure WW Grant funding.

This construction provides for accessibility upgrades and renovation of the two existing public restrooms and the two team locker rooms at the San Leandro Ball Park. The interior space was completely demolished and is being rebuilt with new finishes, partitions, improved lighting, and plumbing. The new spaces will be bright, clean, and accessible to disabled individuals.

On June 15, 2015, by Resolution No. 2015-106, the City Council authorized a Contract Change Orders cap up to 40% of the subject contract to address additional costs related to dry rot repairs and other deteriorations, including leaking plumbing exposed by demolition work, reframing of partitions with inadequate framing and addition of plywood ceilings not previously included in the contract based on information available at the time of design.

Analysis

Additional code enforcement inspection required by the Fire Department for permit closure, found that additional minor work was needed for the project to be in compliance with fire regulations. The sum of all these changes identified by the Fire Department resulted in an increase of 1.2% above the previously authorized change order cap of 40%; bringing the new total change order to 41.2%. This change order does not require additional project funding.

Previous Actions

On October 20, 2014, by Resolution 2014-116, the City Council awarded a construction contract to Southland Construction.

On June 15, 2015, by Resolution 2015-106, the City Council increased the Construction Contract Change Order Cap from 25% to 40% (from \$60,659 to \$97,054; a Change Order Cap Increase of \$36,395).

Applicable General Plan Policies

This project is consistent with General Plan Goal No. 52.07 to provide for the ongoing maintenance of City-owned facilities.

Permits and/or Variances Granted

A City of San Leandro Building Permit was obtained for this work.

Environmental Review

This project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301(c) - Existing Facilities. A CEQA Categorical Exemption for this project was filed with Alameda County on March 26, 2010.

Code Compliance Review

A City of San Leandro Building Permit was obtained for this project under the 2013 San Leandro Building Code based on the 2012 International Building Code.

Summary of Public Outreach Efforts

This project was posted on the City's website and advertised in the Daily Review on August 7, 2014. Notification of this bid opportunity was also sent to local Builder's Exchanges as well as contractors who registered with the City to be informed of bidding opportunities.

Fiscal Impacts

A summary of the purchase order with Southland Construction is listed below:

Original Contract:	\$242,634.00
Change Order, Dry Rot Repair:	\$61,773.85
Change Orders to address plumbing, interior wall framing, add plywood ceilings, and other misc. items:	<u>\$38,185.31</u>
Total Contract Amount:	\$342,593.16

The largest change order item cost was for rebuilding the front walls of the restroom and team locker rooms, including siding and windows, resulting from extensive dry rot that was discovered during the project's demolition phase.

Total project cost is \$516,000.00 including design, construction management, inspection, and construction.

Budget Authority

This project is funded through the following appropriation:

- \$558,659.90 from Measure WW Grant Funds in account 150-62-110, appropriated as part of the FY 2013-14 budget.

ATTACHMENT(S)

None

PREPARED BY: Mark Goralka, Associate Engineer, Engineering and Transportation Department