



Legislation Text

File #: 16-108, **Version:** 1

Staff Report for a Resolution Accepting the Work for the San Leandro Ball Park Locker/Restroom Refurbishment; Project No. 2003.0331

SUMMARY AND RECOMMENDATIONS

Staff recommends acceptance of the work, filing of the Notice of Completion, and authorizing the City Manager to release the performance and payment bonds, and to release the maintenance bonds for the subject project upon successful completion of the one-year maintenance period

BACKGROUND

This project constructed accessibility upgrades and renovated the two existing public restrooms and the two team locker rooms at the San Leandro Ball Park, including improved lighting and replacement of interior finishes, partitions and fixtures. The new spaces are bright, clean, and accessible to disabled individuals. In addition, the project addressed code enforcement issues identified by the Fire Marshal. The facility is now compliant with Fire Code requirements. In general, the project provided a major facelift to this forty-five year-old facility, which serves hundreds of teams from little leagues to semi-pro "Old Timers" leagues.

Analysis

Construction is now complete and in conformance with the contract documents.

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).
- On March 21, 2016, by Resolution 2016-037, the City Council Approved an Increase in the Construction Contract Change Order Cap from 40% to 41.2% (from \$97,054 to \$99,960).

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

The total project cost is \$517,562.00, which includes design, construction management, inspection, and construction.

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

Original Contract:	\$242,634.00
Change Orders:	<u>\$99,959.16</u>
Total Contract Amount:	\$342,593.16

The largest change order item was for rebuilding the front walls of the restroom and team locker rooms, including siding and windows, as extensive dry rot was discovered during demolition. The cost for this additional construction was approximately \$61,000. Other change order costs were related to installing plywood ceilings, floor drain trap primers, interior wall framing and other miscellaneous revisions.

Budget Authority

This project is funded through the following appropriation:

- \$470,000 from Measure WW Grant Funds in account 150-62-110, appropriated as part of the FY 2012-13 budget
- \$45,562 Measure WW Grant Funds in 150-62-110 transferred from the Resurface Skate Park 150-62-112 WW funded project budget in FY 2013-14.
- \$2,000 Measure WW Grant Funds in 150-62-110 transferred from the Resurface Skate Park 150-62-112 WW funded project budget to fund the Construction Contract Change Order Cap increase from \$97,054 to \$99,960 (40% to 41.2%) per CC Resolution 2016-037 on March 21, 2016.

ATTACHMENT

- Post-construction photographs - San Leandro Ball Park & Restrooms

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