



Legislation Text

File #: 16-717, **Version:** 1

Staff Report for a Resolution to Authorize the City Manager to Negotiate and Approve Individual and Cumulative Change Orders Up to 10% (\$51,788) of the Original Contract Amount with Century Carpet for the Main Library Carpet Replacement, Project No. 2014.0370

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council authorize an increase of the Contract Change Order Limit from 5% to 10% (\$51,788) for the subject project resulting in a potential total contract of \$569,673. The project budget has sufficient allocation to fund the increased cost.

BACKGROUND

This project will replace existing floor coverings throughout the Main Library, excluding the Auditorium and Project Literacy offices, which have less foot traffic and do not currently need new floor coverings. Existing carpet will be replaced with new carpet except for in the Karp, Estudillo and Trustees public meeting rooms, which will receive new resilient vinyl flooring.

On November 7, 2016, the City of San Leandro City Council awarded the contract for the subject project and authorized the City Manager to approve change orders up to 5% of the total contract amount.

The project started construction on December 19, 2016 with the removal of the existing flooring materials. After removal, it became apparent that the existing floor slab in the Estudillo and Karp rooms has cracks that are significant enough to cause problems with the proposed resilient flooring installation. These cracks were not an issue when carpet was used in the rooms but would reflect through the new flooring surface and cause it to wear and tear prematurely if left in place. The solution to this problem is to install a self-leveling underlayment that will provide a smooth, level surface for resilient flooring material. The cost to add self-leveling underlayment in the Karp/Estudillo meeting rooms will be up to \$28,000; or 5.4%, of the original contract.

Additionally, the City would like the contractor to remove the small stage area in the Karp/Estudillo meeting rooms and patch the wall finishes for approximately \$11,600, or 2.3% of the original contract. This stage does not meet ADA accessibility requirements.

Analysis

An allowance for an additional 5% (\$25,894) for change orders is needed because of unforeseen conditions exposed during demolition. Authorization to negotiate and approve change orders up to 10% (\$51,788) of the original contract is necessary to address known change order work as well as cover the cost of resolving any other issues that come up during the remainder of the project.

No additional funding is needed to accommodate this increased change order limit. Furthermore, current funding is anticipated to be sufficient to complete this project.

Current Agency Policies

- 2016-17 City Council Goal: Maintain and enhance San Leandro's infrastructure.
- 2016-17 City Council Goal: Support and implement programs and activities and strengthen communication that enhances the quality of life and wellness, celebrates the arts and diversity and promotes civic pride.

Previous Actions

On November 7, 2016 by Resolution No. 2016-143, City Council awarded a construction contract to Century Carpet for \$517,885.

Committee Review and Actions

This project was presented to the City Council Facilities and Transportation Committee on July 19, 2016. Two carpet schemes were reviewed at this meeting; both were acceptable to the Committee. The additive alternatives for resilient flooring and painting were also discussed at this meeting; both additions were viewed as important and appropriate changes to incorporate into the project.

This project was presented to the City Library and Historical Commission on July 19, 2016. The Commission reviewed the two patterns presented to the City Council Facilities Committee and recommended to staff the carpet pattern to be used for the project.

Applicable General Plan Policies

- This project is consistent with Infrastructure Goal No. 52 for the General Plan and Action Item 52.07, Maintenance: Ensure that sufficient funding is provided for the ongoing maintenance of City-owned facilities.
- This project is consistent with Library and Information Services Goal No. 47 for the General Plan and Action Item 47.01, Library Expansion and Upgrades: Support the expansion and upgrading of public library facilities.

Environmental Review

A categorical exemption form CEQA per Section 153019(c) for 'Existing Facilities' was filed with Alameda County Recorder's Office for this project on October 2, 2015.

Summary of Public Outreach Efforts

- The project is described on the Engineering and Transportation Department website.

Fiscal Impacts

Total project cost is estimated to be \$592,000 as follows:

Design and Bidding	\$ 9,700
<u>Construction management and Inspection</u>	<u>\$ 12,627</u>
Sub Total (Design, CM, and inspection)	\$ 22,327
Construction	\$517,885
<u>Construction Change Order allowance (10%)</u>	<u>\$ 51,788</u>
Sub Total Construction	\$569,673
Project Total	<u>\$592,000</u>

Budget Authority

Account No.	Resolution, Appropriation Date	Amount
210-38-372	Res. 2015-100, FY 2015-16	\$542,000
<u>210-38-372</u>	<u>Resolution No. 2016-143</u>	<u>\$ 50,000</u>
Total Project Appropriation		\$592,000

ATTACHMENT(S)

None

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