



Legislation Text

File #: 23-271, **Version:** 1

Adopt a Resolution to Authorize the City Manager to Negotiate and Approve Increases in Individual and Cumulative Change Orders from 15% to 20% (from \$940,200 to \$1,253,600; an increase of \$313,400) for the Construction Contract with D. L. Falk Construction, Inc. for the Police Building and South Offices Modifications Project, Project No. 2014.0481

Council Priority

Public Safety
Infrastructure

SUMMARY

This action will authorize an increase to the cumulative contract change order cap for the contract with D. L. Falk Construction, Inc. related to the construction for the Police Building and South Offices Modifications project.

RECOMMENDATIONS

Staff recommends authorizing an increase of the contract change order cap for the subject project from 15% to 20% (an increase of \$313,400).

BACKGROUND

The subject project is for remodeling work at both the South Offices Building and the San Leandro Police Building. The construction phase has been ongoing since February 2019, and work on the final construction phase of the project is scheduled to be completed by Summer 2023.

Due to unforeseen conditions, owner requested changes, design changes, utility delays, and contractor delays, the original change order limit of 15% will be exceeded for the construction contract.

Analysis

At contract award, the project budget contained a change order contingency of 15% for the \$6,268,000 construction contract. However, change orders are currently projected to total 20% of the original contract, an increase of 5% or \$313,000.

Authorizing an increase in the change order cap will enable staff to complete the project without further delay. No additional funding allocation is requested at this time.

Previous Actions

- On November 7, 2016, the City Council by Resolution No. 2016-145, approved a CSA with Indigo for

design services related to the Police Building and South Offices Modifications Project.

- On July 3, 2017, the City Council by Resolution No. 2017-093 approved Amendment No. 1 to the CSA with Indigo for design services to convert the theater space inside the South Offices Building to a new community meeting room.
- On November 5, 2018, the City Council by Resolution No. 2018-136 awarded a construction contract to DLF and authorized the appropriation of additional funding towards construction of the subject project.
- On November 19, 2018, the City Council by Resolution No. 2018-139 approved a CSA with Indigo in the amount of \$394,090 for construction support services related to the subject project.
- On September 20, 2021, the City Council by Resolution No. 2021-139 approved a NPSA with Watson Consoles to furnish and install new dispatch consoles related to the subject project.
- On September 6, 2022, the City Council by Resolution No. 2022-137 approved Amendment 4 to a consulting services agreement with Indigo, Hammond & Playle Architects for construction support services.
- On September 6, 2022, the City Council by Resolution No. 2022-138 approved Amendment 1 to a consulting services agreement with Jason R. Zalinski for inspector of record services.

Applicable General Plan Policies

GOAL CSF-1: Provide and maintain high-quality police, fire, and emergency medical services.

Permits and/or Variances Granted

Building permits were issued for the construction of the subject project by the City's Building and Safety Services Division of the Community Development Department.

Environmental Review

This project was deemed Categorically Exempt per California Environmental Quality Act (CEQA) section 15301 (A and C) - Existing Facilities.

Fiscal Impacts

This Project is estimated to cost \$11,134,983, not including settlement for delays.

The project is funded as follows:

<u>Account No.</u>	<u>Source</u>	<u>FY/Approp. Date</u>	<u>Amount</u>
210-18-137	General Fund	FY15/16	\$208,000
210-18-137	General Fund	FY16/17	\$1,556,983
210-18-145	General Fund, CIP Bond	FY18/19	\$5,000,000
210-18-137	General Fund	FY17/18	\$560,000
210-18-146	General Fund, CIP Bond	FY18/19	\$1,150,000
210-18-146	General Fund, CIP Bond	Reso 2018-136	\$943,000
210-18-145	General Fund, CIP Bond	Reso 2020-017	\$775,000
<u>210-18-137</u>	<u>General Fund</u>	<u>Reso 2022-137</u>	<u>\$942,000</u>
Existing Appropriation			\$11,134,983

ATTACHMENTS

Att A: *Resolution DLF change order limits increase*

Att B: *DLF Change order summary*

PREPARED BY: Kyle K. Lei, Associate Engineer, Engineering and Transportation Department