



Legislation Text

File #: 15-304, **Version:** 1

Staff Report for a Resolution to Increase the Construction Contract Change Order Cap from 25% to 40% (from \$60,659 to \$97,054; a Change Order Cap Increase of \$36,395) for the San Leandro Ball Park Locker/Restroom Refurbishment Project, Project No. 2003.0331

SUMMARY AND RECOMMENDATIONS

Staff recommends that the City Council increase the Change Order Cap from 25% to 40% (from \$60,659 to \$97,054; a change order cap increase of \$36,395) for the subject project; the project budget has sufficient allocations to fund the increased cost.

BACKGROUND

This project is funded by WW Grant Funds.

The public restrooms and team locker rooms at the San Leandro Ball Park are over forty-five years old and in need of refurbishment. This project was to replace the interior finishes, partitions, lighting, and plumbing fixtures, as well as complete accessibility upgrades to these rooms.

During the project's design phase, dry rot in visible and accessible areas was noted throughout the restrooms and locker rooms, and an allowance for dry rot repair was included in the project budget. However, upon removal of existing wall finishes during construction, it was revealed that the dry rot to the framing of two interior walls and two exterior walls was too extensive to repair and therefore total replacement of the wall framing is required.

Analysis

The cost of the dry rot repair including the additional wall framing is within the project budget, but adding the work to the construction contract requires increasing the contract amount by 40%. This exceeds the contracting code allowance of 25% and therefore authorization from the City Council is required.

The construction contract was awarded for \$242,634. The major increased scope of work for the two interior walls and two exterior walls is estimated to cost 30% of the contract price. The cost of all minor extra work to account for unforeseen conditions is projected to be 10% of the original contract price. The minor extra work includes adding trap primers to two existing floor drains and capping the other two existing floor drains per Building Code; replacing two leaky existing water shutoffs in the mechanic room; and additional demo and patch work of concrete slab due to unforeseen conditions in the plumbing walls.

The total construction cost is projected at \$339,700 requiring a change order amount of 40%.

Previous Actions

On September 2, 2014, by Resolution No. 2014-116, the City Council awarded a construction contract to Southland Construction for the San Leandro Ball Park Lockers/Restrooms Refurbishment project.

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 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.

Fiscal Impacts

Total project cost is anticipated to be \$515,000 including design, construction management, inspection, and construction contingencies.

Budget Authority

This project is fully funded by existing appropriation of WW Grant Funds in CIP account 150-62-110 in the amount of \$515,452.

ATTACHMENT

None.

PREPARED BY: Ingrid Lin, Assistant Engineer, Engineering and Transportation Department