

# Agenda Report

**TO:** CITY COUNCIL **DATE:** September 25, 2006

**THROUGH:** FINANCE COMMITTEE

**FROM:** CITY MANAGER

**SUBJECT:** CITY HALL SEISMIC RETROFIT PROJECT -  
APPROVAL OF CONTINGENCY ADJUSTMENTS AND CHANGE  
ORDER #7 TO THE GENERAL CONTRACTOR

## **RECOMMENDATION**

It is recommended that the City Council:

- 1) Approve the allocation of \$ 505,547 from Project Contingency for unforeseen conditions and activities, as identified in Attachment #1, that were discovered during the retrofit of City Hall, thereby reducing the amount of Project Contingency from \$ 7,027,949 to \$ 6,522,402; and
- 2) Authorize the City Manager to execute Change Order #7 to Contract Number 18,768-1 with Clark Construction Group-California, LP (Clark Construction) for increases in scope of work due to unforeseen conditions discovered during the retrofit of City Hall, as identified in Attachment #1, thereby increasing the contract amount by \$ 505,547 from \$ 80,414,963 to \$ 80,920,510;

## **CITY HALL RESTORATION OVERSIGHT COMMITTEE ADVISORY DIRECTION**

On September 13, 2006, the City Hall Restoration Oversight Committee reviewed the above topics of contingency adjustments, General Contractor Change Order #7 and recommended the following:

The Committee concurred that these changes are reasonable and consistent with ongoing construction activities of similar projects. The committee recommended that the City Council authorize the allocation of \$ 505,547 from Project Contingency and increase Contract Number 18,768-1 with Clark Construction by \$ 505,547.

## **BACKGROUND**

On January 31, 2005, the City Council authorized the City Manager to execute the City Hall general contractor contract (Contract Number 18,768) with Clark Construction in the amount of \$79,899,000. Six change orders and the associated contingency adjustments have been approved by City Council to date bringing the current contract amount to \$80,414,963. Change Order #7 represents a settlement of 31 different cost items that resolve changes in the scope of work. These items include unforeseen field conditions, conflicts between the "original" drawings and the "as-builts", fire protection required additions/changes and items that were not a part of the contract drawings. This change order represents two months of negotiations with the general contractor on these items, which are detailed in the List of Contingency Adjustments (Attachment #1).

## **PROJECT CONTINGENCY ADJUSTMENTS**

The proposed Change Order #7, referenced as item #3 below, proposes to transfer \$505,547 from Project Contingency, resulting in a reduced Project Contingency balance of \$ 6,522,402 as follows:

1)	Beginning Project Contingency (1/31/05)	\$8,642,014
2)	City Council Approved Contingency Adjustments	(\$1,614,650)
	Current Project Contingency Balance	<u>\$7,027,949</u>
3)	Proposed Contingency Adjustments (9/25/06)	
A.	General Contractor (Change Order #7)	(505,547)
B.	Project Contingency Balance (9/25/06)	<u><u>\$6,522,402</u></u>

The change orders, including proposed Change Order #7 and the contract amendment, result in a 25% reduction in the Project Contingency balance, whereas the project is 80% completed.

## **GENERAL CONTRACTOR CHANGE ORDER #7**

During ongoing construction, the general contractor has encountered unforeseen conditions as listed in Attachment #1. Contract Change Order #7 increases the scope of work to Contract Number 18,768-1 with Clark Construction in the amount of \$ 505,547, thereby increasing the contract sum to \$ 80,920,510 as follows:

1)	Current City Council-Approved Contract Award	\$80,414,963
2)	Proposed Change Order #7 (9/25/06)	\$505,547
	Proposed Contract Sum:	<u><u>\$80,920,510</u></u>

**SCHEDULE CHANGES**

To date, no changes in the milestone completion dates have been authorized. The overall project is on schedule and unchanged since the award of the general contractor bid. The general contractor's date of Substantial Completion remains July 9, 2007, and the date of Final Completion remains October 8, 2007.

**FISCAL IMPACT**

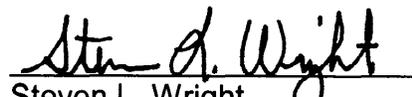
The City Hall project budget of \$117,594,083 has not changed since the award date of the general contractor's contract on January 31, 2005. The proposed contingency adjustment in the amount of \$ 505,547 reduces the total City Hall project contingency from \$7,027,949 to \$6,522,402.

Respectfully submitted,



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City Manager

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Approved by:



Martin Pastucha, Director  
Department of Public Works

# CITY HALL SEISMIC RETROFIT PROJECT

## Contingency Adjustments Detail

	A.	B. Description	C. Total	E. Comments
1	I.	<b>Beginning Contingency Balance 1/31/05</b>	\$ 8,642,014	
2				
3	II.	<b>City Council Approved Changes 8/15/05</b>	(351,207)	
4				
5	III.	<b>City Council Approved Changes 11/21/05</b>	(367,791)	
6				
7	IV.	<b>City Council Approved Changes 2/27/06</b>	(234,507)	
8				
9	V.	<b>City Council Approved Changes 4/24/06</b>	(309,534)	
10				
11	VI.	<b>City Council Approved Changes 6/12/06</b>	(50,743)	
12				
13	VII.	<b>City Council Approved Changes 7/24/06</b>	(300,283)	
14				
15	VIII.	<b>Proposed Contract Adjustments 9/25/06 (tentative)</b>		
16	A.	Proposed City Contracted Adjustments 9/25/06.	-	
17				
18	B.	Proposed General Contractor Adjustments 9/25/06 (Change Order #7).		
19	CCD 75	Modify 1st floor loggia collector steel at all 4 stair towers due to conflict w/ existing rain leader standpipe connections that pass through the exterior walls.	(39,913)	Unforeseen field condition.
20	CCD 80	Increase plate size and modify the cartouche bracing at the 4th floor main dome located above the main entrance on Garfield.	(2,307)	Unforeseen field condition.
21	CCD 84	Supply and install 2 rupture guard relief valves in lieu of rupture discs for the chillers.	(13,563)	Requested by city maintenance.
22	CCD 96	Various structural revisions to Elevator #3 steel framing including: additional framing and shoring to support the roof loads, additional plates, steel support angles, increase anchor bolts, deck support angles, modification to beams and connections.	(25,367)	Conflict between the original 1927 structural drawings and the "as- built" conditions.

# CITY HALL SEISMIC RETROFIT PROJECT

## Contingency Adjustments Detail

A.	B.	C.	E.
	Description	Total	Comments
23	CCD 111		Additional problems became apparent after building vacancy.
	Corrective action to extensive paint chips and failures due to years of existing paint build-up on the interior face on the perimeter walls at the 1st floor north & south (approx. 28,000 s.f.), 2nd floors north and south including the historic area (approx. 34,000 s.f.).	(74,231)	
24	CCD 114		Conflicting architectural and structural information shown on drawings.
	Increase the width of the north equipment well stair to avoid the cap on the east wall.	(1,758)	
25	CCD 119		Unforeseen field condition.
	Supply and install a catch basin instead of a splash block for sump pit #2 along Thurgood Marshall.	(6,322)	
26	CCD 130		Unforeseen field conditions & added structural requirements.
	Modify 3rd floor collector steel due to interference with existing roof rafters and add additional welding (6 locations).	(1,860)	
27	CCD 133		Fire protection required changes.
	Changes associated with the fire sprinkler main express drains running from the top floors to the isolation level that tie directly into the sanitary sewer system (5 vertical runs).	(159,910)	
28	CCD 141		Insufficient mechanical information shown on drawings.
	Relocate/modify mechanical/plumbing piping in northeast attic to allow access for maintenance and repair of equipment.	(6,584)	
29	CCD 143	VOID	Voided by General Contractor.
30	CCD 144		City requested changes.
	Add 6 electrical outlets/data jacks in 3rd floor dome rooms S303, S308 & S300 and 1 light fixture in 1st floor copy/storage room S132	(9,363)	
31	CCD 153		Safety lighting added for city staff.
	Provide 4 lights and 2 light switches in the mezzanine in vault room S225 2nd floor south.	(2,541)	
32	CCD 154		Improvements in the Council Chambers were not a part of the contract documents - costs will be offset by construction allowance with a contingency adjustment of \$41,531.00
	Council Chamber millwork which includes: 1 council dias, 2 staff tables, 1 staff lectern, 1 public lectern, display island and 1 police desk.	(129,531)	

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## Contingency Adjustments Detail

	A.	B.	C.	E.
		Description	Total	Comments
33	CCD 154	Council Chamber millwork. Amount released from contract schedule of values (line item #000020) Council Chamber millwork allowance for contractor payment.	88,000	CCD #154 - costs will be offset by construction allowance with a contingency adjustment of \$41,531.00
34	CCD 156	Demolition of the existing concrete fire proofing to install the steel required for strengthening the 6th floor dome (16 locations).	(7,940)	Unforeseen field condition.
35	CCD 158	Additional wall furring at electrical rooms N114 & N218 and remove and restore plaster wall in break room S216.	(4,538)	Unforeseen field condition.
36	CCD 160	Add waterproofing and drainage at the east walls of the arcade.	(3,015)	Insufficient architectural information shown on drawings.
37	CCD 162	Replacement of wood substrate for the main dome and stair towers #2 and #4.	(13,550)	Unforeseen field condition - costs will be offset by construction allowances - no cost impact to project contingency.
38	CCD 162	Replacement of wood substrate for the main dome and stair towers #2 and #4. Amount released from contract schedule of values (line item #000070) rough carpentry allowance for contractor payment.	13,550	CCD #162 - costs will be offset by construction allowances - no cost impact to project contingency.
39	CCD 164	Additional circuits required for elevators #3 & 4 required to feed the oil coolers and add step down transformer required to feed the accent lights for the main entry clock.	(11,146)	Required by elevator supplier and unforeseen field conditions.
40	CCD 168	Rework the walls to the entrance doors to the men's S238 & women's S239 rest rooms on 2nd floor south to allow for ADA access.	(9,685)	Insufficient architectural information shown on drawings.
41	CCD 170	Additional power modifications for the IDF equipment racks which include: adding (3) new panels (1st floor north and south & 3rd floor dome electrical rms) and adding (2) 30A receptacles in each IDF room (11 locations).	(67,299)	City requested changes - costs will be offset by construction allowance - no cost impact to project contingency.

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## Contingency Adjustments Detail

	A.	B.	C.	E.
		Description	Total	Comments
42	CCD 170	Additional power modifications for the IDF equipment racks. Amount released from contract schedule of values (line item #000090) Additional battery back-up power supply.	67,299	CCD #162 - costs will be offset by construction allowances - no cost impact to project contingency.
43	CCD 171	Recoup bond costs for N&D in previously settled CCD's #7, 54 and 57.	VOID	Voided by General Contractor.
44	CCD 173	Add (1) 4" 2-way control valve for the condenser water heat exchange system & (1) 1 1/2" globe control valve for the hot water by-pass system.	(16,960)	Insufficient mechanical information shown on drawings.
45	CCD 174.1	Council Chamber ceiling removal, photo documentation of historic elements, salvage, box and store all historic decorative painted panels.	(32,245)	Unforeseen field conditions required by NFPA.
46	CCD 175	Re-route a 4" waste line in stair #5 to avoid conflicts with existing beams.	(1,950)	Insufficient mechanical information shown on drawings.
47	CCD 176	Relocate light fixture, add 1 wall sconce to office room S241.	(1,429)	Unforeseen field condition.
48	CCD 178	Re-framed walls in corridor outside Mayor's office S241 adding plaster finish to match adjacent finishes.	(5,654)	Unforeseen field condition.
49	CCD 180	Add metal inserts at 17 roof hoods to seal the gaps between the ducts and the roof hood throat to prevent backflow of air into the exhaust ductwork and field apply paint.	(12,931)	Insufficient mechanical information shown on drawings.
50	CCD 188	Install additional conduits and pull lines for future security cameras (15 locations) and audio system speakers (2 located at the main entrance at Garfiled).	(58,229)	City requested changes - costs will be offset by construction allowance - no cost impact to project contingency.
51	CCD 188	Install additional conduits and pull lines for future cameras locations and audio system speaker locations. Amount released from contract schedule of values (line item #000040), Exterior Security Systems allowance.	58,229	CCD #188 - costs will be offset by construction allowance - no cost impact to project contingency.
52	CCD 189	Provide receptacle, lighting and switching for elevator #1 & 2 service pit.	(9,257)	Insufficient electrical information shown on drawings.

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## Contingency Adjustments Detail

	A.	B.	C.	E.
		Description	Total	Comments
53	CCD 193	Additional exit signs (6) required by Pasadena fire on 1st and 2nd floors.	(3,547)	Unforeseen field conditions required by NFPA.
54		Total General Contractor Adjustment (Change Order #7)	(505,547)	
55				
56				
57	<b>IX.</b>	Ending Contingency Balance (9/25/06 tentative)	6,522,402	
58				