

Agenda Report

TO: CITY COUNCIL **DATE:** June 18, 2007
THROUGH: FINANCE COMMITTEE
FROM: CITY MANAGER
SUBJECT: CITY HALL SEISMIC RETROFIT PROJECT -
APPROVAL OF CONTINGENCY ADJUSTMENTS AND CHANGE
ORDER #12 TO THE GENERAL CONTRACTOR

RECOMMENDATION

It is recommended that the City Council:

- 1) Approve the allocation of \$1,268,820 from Project Contingency for unforeseen conditions and project activities, as identified in Attachment #1, discovered during the retrofit of City Hall, thereby reducing the amount of Project Contingency from \$4,160,311 to \$2,891,491; and
- 2) Authorize the City Manager to execute Change Order #12 to Contract Number 18,768-1 with Clark Construction Group-California, LP (Clark Construction) for increases in scope of work due to unforeseen conditions and project activities discovered during the retrofit of City Hall, as identified in Attachment #1, thereby increasing the contract amount by \$1,268,820 from \$83,216,859 to \$84,485,679.

CITY HALL RESTORATION OVERSIGHT COMMITTEE ADVISORY DIRECTION

On June 13, 2007, the City Hall Restoration Oversight Committee reviewed the topics of contingency adjustments contained in General Contractor Change Order #12. The Committee concurred that the recommendations under Change Order #12 are reasonable and consistent with ongoing construction activities of similar projects. Thus it was recommended that the City Council authorize the allocation of \$1,268,820 from Project Contingency which includes an increase to Contract Number 18,768-1 with Clark Construction by \$1,268,820.

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. Eleven change orders and the associated contingency adjustments have been approved by City Council to date bringing the current contract amount to \$83,216,859. Change Order #12 represents a settlement of one hundred and fifteen 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-builds", required additions/changes and items that were not a part of the contract drawings. This cumulative change order is detailed in the List of Contingency Adjustments (Attachment #1).

PROJECT CONTINGENCY ADJUSTMENTS

The proposed Change Order #12 referenced below proposes to transfer a total of \$1,268,820 from Project Contingency, resulting in a Project Contingency balance of \$2,891,491 as follows:

1)	Beginning Project Contingency (1/31/05)	\$8,642,014
2)	City Council-Approved Contingency Adjustments	<u>(4,481,703)</u>
	Current Project Contingency Balance	4,160,311
3)	Proposed Contingency Adjustments (6/18/07)	
	A. General Contractor (Change Order #12)	<u>(1,268,820)</u>
4)	Project Contingency Balance (6/18/07)	\$2,891,491

The project is 98% completed, and 67% of the contingency funds have been expended.

GENERAL CONTRACTOR CHANGE ORDER #12

During ongoing construction, the general contractor has encountered unforeseen conditions as listed in Attachment #1. Contract Change Order #12 increases the scope of work to Contract Number 18,768-1 with Clark Construction in the amount of \$1,268,820 thereby increasing the contract sum to \$84,485,679 as follows:

1)	Current City Council-Approved Contract Award	\$83,216,859
2)	Proposed Change Order #12 (6/18/07)	\$1,268,820
	Proposed Contract Sum:	<u>\$84,485,679</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. The contractor proceeded with the accelerated schedule approved by City Council in Change Order #9 to allow incremental occupancy of the building by the City which began on April 30, 2007.

FISCAL IMPACT

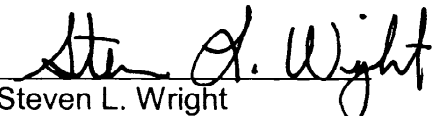
The City Hall project budget of \$117,594,083 has not changed since the award date of the general contractor's contract on January 31, 2005. The proposed contingency adjustment in the amount of \$1,268,820 reduces the total City Hall project contingency from \$4,160,311 to \$2,891,491.

Respectfully submitted,




CYNTHIA J. KURTZ
City Manager

Prepared by:



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Approved by:



Martin Pastucha
Director
Department of Public Works

Attachments: Attachment #1 – List of Contingency Adjustments

CITY HALL SEISMIC RETROFIT PROJECT

Contingency Adjustments Detail

	A.	B.	C.	E.
		Description	Total	Comments
1	I.	Beginning Contingency Balance 1/31/05	\$ 8,642,014	
2				
3				
4	II.	City Council Approved Contingency Adjustments	(4,481,703)	
5				
6	III.	Proposed Contract Adjustments 6/18/07 (tentative)		
7	A.	Proposed General Contractor Adjustments 6/18/07 (Change Order #12).		
8	CCD 43	Re-coordination costs for 1st floor South.	VOID	Voided by General Contractor.
9	CCD 51	Install fountain piping from point of connection outside of fountain to the fountain pump room in the basement and connect fountain equipment and controllers.	(151,750)	City requested change.
10	CCD 51	Install fountain piping and equipment. Amount released from contract schedule of values (line item #000010 for \$66,000).	66,000	CCD #51 - \$66,000 will be offset by construction allowances and \$85,750 will be offset by project contingency.
11	CCD 115	Modifications to roof louvers.	VOID	Voided by General Contractor.
12	CCD 138	Bulletin #3 - Modifications to 1st, 2nd and 3rd floor shearwalls Northeast and Southeast ends of the building.	(51,416)	Unforeseen field condition.
13	CCD 152	Replacement of sidewalk @ Union Street.	VOID	Voided by General Contractor.
14	CCD 159	Changes to stair nosing from epoxy to paint.	VOID	Voided by General Contractor.
15	CCD 167	Changes to perimeter footing demolition.	VOID	Voided by General Contractor.
16	CCD 194	Basement South corridor drywall column enclosure adjustments that required modification to ductwork and plumbing lines.	(12,833)	Insufficient information on the architectural drawings.
17	CCD 197	Change fire control access panels from 24" sq to 30" sq.	VOID	Voided by General Contractor.
18	CCD 206	Structural issues at basement rotunda.	VOID	Voided by General Contractor.

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Contingency Adjustments Detail

	A.	B.	C.	E.
		Description	Total	Comments
19	CCD 210	Replace sidewalk along Thurgood Marshall.	VOID	Voided by General Contractor.
20	CCD 211	Corrective action to extensive paint chips and failures due to years of existing paint build-up in rooms S305 and S307 and modify the ceiling in room S305 due to piping.	(16,588)	Unforeseen field condition.
21	CCD 213	Install walkways over ductwork and piping in the North and South attic.	(23,771)	Unforeseen field condition.
22	CCD 213	Install walkways over ductwork. Amount released from contract schedule of values (line item #000040 for \$7,771; line item #000070 for \$11,672 and line item #000090 for \$1,042).	20,485	CCD #213 - \$20,485 will be offset by construction allowance and \$3,286 will be offset by project contingency.
23	CCD 215	Re-feed the historical light fixture at 1st floor North stair #1 required to cut the concrete wall and re-patch.	(2,541)	Unforeseen field condition.
24	CCD 220	Install sprinkler heads in (4) stair towers at level 3.	VOID	Voided by General Contractor.
25	CCD 228	Corrective action to existing plaster walls to match adjacent surfaces to rooms S211 office, S215 corridor, S218 office and S111 vestibule.	(29,653)	Unforeseen field condition.
26	CCD 236	Install a cased opening between rooms S206 and S209.	(6,520)	City requested change.
27	CCD 237	Remove water cooler from S246A and replace (8) wood wainscot panels at S246A, S233, S237, S241 and S246.	(20,063)	City requested change.
28	CCD 240	Add wood trim/panels to rooms S227 shared office & S237 shared office.	(5,632)	City requested change.
29	CCD 241	Corrective action to plaster wall finish and picture frame moldings in rooms S246 & S241 to match adjacent finishes.	(39,387)	City requested change.
30	CCD 244	Drywall box out for exposed fiber wrap columns (18) in the basement north and south.	(24,554)	Insufficient information on the architectural drawings.
31	CCD 246	Added controls for EF-0-5 interlocked dampers.	VOID	Voided by General Contractor.
32	CCD 249	Add removable grating for the 2 sump pumps in the North equipment well.	(1,827)	City requested change.

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33	CCD 251	Bulletin #11 - additional electrical, data and phone jacks for modular furniture and provide electrical labor to connect power feeds to modular furniture.	(67,177)	City requested change.
34	CCD 253	Add 260 lineal feet of metal base on 1st floor North/South and 3rd floor North/South.	(83,315)	Unforeseen field condition.
35	CCD 258	Modifications to cable tray (2nd flr south, 1st flr north) to allow access to mechanical valves above.	(5,472)	Unforeseen field condition.
36	CCD 259	Plaster repair work to rooms S246 Conference room, S244 Mayor's office, S237 Office and S233 Office.	VOID	Voided by General Contractor.
37	CCD 260	Added missing wood trim for corridor vision lights room S215.	(8,578)	City requested change.
38	CCD 265	Location of post tension threadbars installed at the west jacket wall interferes with the location of the embeds required additional expansion anchors.	(1,484)	Insufficient information on the structural drawing.
39	CCD 266	Basement door changes.	VOID	Voided by General Contractor.
40	CCD 267	Close and seal existing holes and penetrations in S225 vault room, remove chalkboard and patch wall to match adjacent surface in room S245 Mayor's office.	(5,513)	City requested change.
41	CCD 268	Remove existing damaged wood base & repatch walls on 4th floor to accept rubber base.	(14,838)	Insufficient information on the architectural drawings.
42	CCD 269	Remove and replace plywood subfloor at dais platform in council chambers and add backing for AV monitor in room S245 reception.	(18,450)	Unforeseen field condition.
43	CCD 277	Add exhaust fan interlocks to HVAC units..	(14,000)	Insufficient information on the electrical/mechanical drawings.
44	CCD 278	Add guardrail and grating to diagonal steel platform at roof access by 3rd floor South skylight	(3,430)	Unforeseen field condition.
45	CCD 279	Exterior plaster patch above copper flashing on the 4th/5th floor balcony roofs, stair tower no. 3/4 and around added steel at 3rd floor balconies.	(13,216)	Unforeseen field condition.
46	CCD 286	Change catch basin filter inserts from Flowmaster to Bioclean Environmental.	VOID	Voided by General Contractor.

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		Description	Total	Comments
47	CCD 287	Adjust locations of installed mirrors at rest rooms N132 and S127.	(1,047)	Insufficient information on the architectural drawings.
48	CCD 289	Modifications to the framing and plaster finish at the arcade expansion joints North and South end.	(28,000)	Insufficient information on the architectural drawings.
49	CCD 293	Removal of mulch from courtyard and offload/plant (2) 60" box palm trees.	(3,877)	Unforeseen field condition.
50	CCD 296	Install light pole footings, 2 on Garfield and 10 in the courtyard.	(13,396)	Unforeseen field condition.
51	CCD 297	Add bird deterrents at main entry capitals, clock and at all 4 stair towers.	(6,558)	City requested change.
52	CCD 298	Unused number.	VOID	Voided by General Contractor.
53	CCD 299	Add new door and frame at S037A (SE ramp) / N125 (office), replace transom at door S017A (SW ramp) with metal studs/plaster and revise door hardware on doors N103C (elevator lobby closet) / S235D (corridor).	(7,508)	City requested change.
54	CCD 300	Change door and frame S016A from 7'-0" to a 6'-8" to clear concrete beam and piping.	(3,236)	Unforeseen field condition.
55	CCD 302	Corrective action to plaster walls to match adjacent surfaces at 3rd floor lobby, corrective action for paint at curb below skylight at 4th floor, revise wood trim at open office S325, refinish walls in vault S340, refinish walls at bottom of stair #7.	(22,518)	City requested change.
56	CCD 303	Remove and re-install wood shoe at the wood base to allow installation of linoleum floor at all floor levels.	(14,760)	City requested change.
57	CCD 304	Concrete/brick demolition required for the expansion joint and collector steel at the arcade tie-in to existing bldg North/South.	(16,139)	Insufficient information on the architectural drawings.
58	CCD 305	Replace wood casing around access panel at room 402 open office, corrective action to plaster walls in room S111 break rm to match adjacent surfaces.	(6,048)	City requested change.
59	CCD 306	Install new wood wainscot southwest corner, TV monitor supports, add steel angle to stiffen balusters in room S249.	(3,835)	Unforeseen field condition/City requested change.
60	CCD 307	Isolation valve for irrigation supply line.	VOID	Voided by General Contractor.

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61	CCD 309	Remove and replace ceiling in rm S109 storage/vault and corrective action to extensive paint chips in S216 break rm and S217 storage rm.	(11,183)	Unforeseen field condition.
62	CCD 310	Add flashing at the curb in the moat.	VOID	Voided by General Contractor.
63	CCD 311	Corrective action to exterior concrete pilaster to plaster, corrective action to plaster soffits and columns at the arcade tie-in to the building North and South.	(42,224)	Unforeseen field condition.
64	CCD 312	Revise courtyard elevations including regrading and adjusting catch basins for proper drainage.	(48,750)	Insufficient information on the civil drawings.
65	CCD 314	Add epoxy dowels, 1" x 3" flat bar to stiffen 5/8" plate modify curb heights to 4" for the (4) courtyard ramps.	(7,464)	Insufficient information on the architectural drawings.
66	CCD 315	Garfield stair demolition.	VOID	Voided by General Contractor.
67	CCD 316	Modify lectern height in Council Chamber room.	(5,368)	City requested change.
68	CCD 317	2nd floor South VAV (HVAC) conflict between schedule and drawings required the coil and the sheetmetal changed out.	(6,263)	Insufficient information on the mechanical drawings.
69	CCD 319	Remove and replace 3rd floor lobby protection to allow City's conservator to clean pavers, protect council chamber furniture for carpet installation, protection of linoleum floors and elevator operator assistance for modular furniture/City movers.	(17,081)	City requested change.
70	CCD 320	Provide access holes to allow installation of rebar in the sub-basement South perimeter wall.	(3,180)	Unforeseen field condition.
71	CCD 321	Reposition (1) oak tree in the courtyard.	(1,451)	City requested change.
72	CCD 322	Add two openings in grates over generator 7 fire pump for fuel fill requirements.	(1,513)	Required by Pasadena Fire.
73	CCD 323	B1 wall in basement north conflicts with shaft wall for the boiler flue and required modifications.	(3,183)	Unforeseen field condition.
74	CCD 325	Additional (19) concrete spall repairs on stair treads at all 4 stair towers.	(8,698)	Insufficient information on the architectural drawings.

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		Description	Total	Comments
75	CCD 327	1st floor South modification to ductwork due to soffit changes.	VOID	Voided by General Contractor.
76	CCD 328	Modifications to ductwork with existing beam from 1st floor to basement North.	(2,964)	Unforeseen field condition.
77	CCD 329	Reposition light fixtures for maintenance in rooms 402 and N104.	(1,405)	Unforeseen field condition.
78	CCD 331	Added additional emergency 20 amp lighting circuits for the historical fixtures in the council chamber rm.	(12,270)	Unforeseen field condition.
79	CCD 332	Removal of concrete haunches at the isolation level in (2) stair towers to allow bldg movement.	(6,739)	Unforeseen field condition.
80	CCD 333	Unused number.	VOID	Voided by General Contractor.
81	CCD 336	Demolition & Clean-up of the walls in Vault N102.	VOID	Voided by General Contractor.
82	CCD 339	Corrective action to plaster walls in 1st and 2nd floor elevator lobby's N103/N203, conference room S219, offices S233/S237 to match adjacent surfaces.	(14,323)	City requested change.
83	CCD 340	Add 3/8" pins (8) per bay at the topping slab at the arcade for the slab to bond to the waterproofing.	(1,198)	Unforeseen field condition.
84	CCD 341	Modify existing doors S260 and S248A and fabricate new wood transoms to match.	(2,432)	Unforeseen field condition.
85	CCD 342	Modifications to handrail/guardrail at the boiler room/equipment well at the basement and provide (2) new handrails at the handicap ramps in the courtyard.	(31,713)	Insufficient information on the architectural drawing.
86	CCD 343	Refinishing of the wood wainscot in rooms S249 & S246.	(16,744)	Unforeseen field condition.
87	CCD 344	Painting existing plaster base to look like wood in rooms N104, N109, N120, N122, N123 and N124.	(1,168)	Unforeseen field condition.
88	CCD 345	Modifications to return plenum into Council Chambers requiring air grilles, access panels and wood panels.	(6,038)	Unforeseen field condition.
89	CCD 346	Re-plaster walls at (4) stair towers basement level.	(36,968)	City requested change.
90	CCD 347	Courtyard urn plinth footing detail changes.	VOID	Voided by General Contractor.

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	A.	B.	C.	E.
		Description	Total	Comments
91	CCD 348	Add 19 exit signs required per field walk with Fire Marshall, 3rd flr dome, 1st flr stair towers 1 & 2, basement north & south, 2nd flr north & south and 3rd flr south.	(16,974)	Required by Pasadena Fire.
92	CCD 349	Modify existing beam to allow head clearance at stair tower 2 basement level.	(14,846)	Unforeseen field condition.
93	CCD 350	Replace existing damaged wood base and install wood covers for abandoned cabinets in rooms S201, S202, S203 and S204.	(6,491)	Insufficient information on the architectural drawing.
94	CCD 351	Add backing in existing wall for grab bar in restroom S305 and demo/rebuild plaster clg in S103 vestibule for fire protection.	(6,012)	Unforeseen field condition.
95	CCD 352	Replace sidewalk at Union, Euclid and Thurgood Marshall street.	(72,000)	City requested change.
96	CCD 353	Unused number.	VOID	Voided by General Contractor.
97	CCD 354	Pour concrete ring around (8) light well cans in the courtyard.	(1,133)	Insufficient information on the landscape drawing.
98	CCD 355	Add mirror in restroom S133; install brackets for monitors for rooms S245, S246 & S249; repair work to quarry tile at 3rd floor lobby area.	(10,564)	City requested change.
99	CCD 356	Add wood nailers at stair risers (stair #6 & 7) for carpet installation.	(1,830)	City requested change.
100	CCD 357	Audiovisual overtime to complete council chamber room.	VOID	Voided by General Contractor.
101	CCD 358	Add t-bar ceiling soffits at rooms S018 (classroom) & S027 (break room) to conceal piping.	(1,520)	Unforeseen field condition.
102	CCD 359	Install (12) deal trays in municipal counter and drill holes in council chamber desks for electrical.	(2,050)	City requested change.
103	CCD 361	Install new doors and hardware at the 5th and 6th floor levels.	(3,316)	City requested change.
104	CCD 362	Re-striping of handicap parking on Garfield near Union Street and adding 8 truncated domes to H/C curb ramps.	(5,322)	City requested change.
105	CCD 363	Add 90 lf of guardrail at Garfield ramp, extend pickets & bottom rail @ Garfield ramp at isolation joint & extend (4) guardrails @ Euclid ramp top landing required by ADA.	(31,026)	Insufficient information on the architectural drawing.

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	A.	B.	C.	E.
		Description	Total	Comments
106	CCD 364	Fabricate and install metal covers at openings near Euclid stairs.	(3,494)	Insufficient information on the architectural drawing.
107	CCD 365	Provide 7 dummy cylinders, 5 hold back locks, 19 floor stops and 3 hand locks at doors in the building.	(3,428)	City requested change.
108	CCD 366	Change the concrete finish from sack/patch and broom finishes to exposed finish with integral color at the walls/ steps and handicap ramps at Euclid street and the handicap ramp on Garfield.	(62,765)	City requested change.
109	CCD 367	Add 2 x 2 angle plate and additional reinforced steel at the Garfield entrance steps.	(3,766)	Unforeseen field condition.
110	CCD 368	Add splash blocks in courtyard.	VOID	Voided by General Contractor.
111	CCD 369	Concrete/grout at courtyard light pole bases & wells lights.	VOID	Voided by General Contractor.
112	CCD 370	Remove, restore and reinstall City Hall letters at the arcade and add hasps at moat gates.	(3,505)	Insufficient information on the architectural drawing.
113	CCD 371	Revise base cabinet at kitchen sink for ADA accessibility at room S240.	(1,310)	Insufficient information on the architectural drawing.
114	CCD 372	Add pavers in lieu of splash blocks in courtyard.	VOID	Voided by General Contractor.
115	CCD 373	Add electrical for 7 work stations, add conduit/cable for the DWP meter, dial up modem access for lighting control, for the fire alarm systems and add 2 outlets 3rd floor break rooms.	(11,341)	City requested change.
116	CCD 374	Add Ladder Supports @ Stair Tower #1	(1,317)	Unforeseen field condition.
117	CCD 375	Install glass (8 pieces) in transoms in corridor S215, add window film to door S111A (vestibule) and add window shade in room N212 (office).	(4,114)	City requested change.
118	CCD 376	Fabricate and install shelf to hold Trash Lift Control Box.	(3,876)	Insufficient information on the architectural drawing.
119	CCD 377	Reframe a portion of a metal stud wall in the basement corridor south to allow the rerouting of the 6" main fire line.	(4,664)	Unforeseen field condition.

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	A.	B.	C.	E.
		Description	Total	Comments
120	CCD 378	Revise emergency lighting circuitry for the 1st & 2nd floor loggias, main entrance stairs and (4) stair towers.	(16,261)	Unforeseen field condition.
121	CCD 379	Replace door at storage room in stair no. 1 basement level.	(1,058)	City requested change.
122	CCD 380	Provide power to (3) control panels, air flow switches, relays and monitoring for the refrigerant alarm system required for the leak detection system.	(19,679)	Insufficient information on the electrical/mechanical drawings.
123	CCD 381	Painting additional handrail brackets @ Stair #6.	VOID	Voided by General Contractor.
124	CCD 382	Remove and replace 15 l.f. of existing damaged curb at Euclid Street.	(2,393)	City requested change.
125				
126		Total General Contractor Adjustment (Change Order #12)	(1,268,820)	
127				
128	B.	Proposed City Contracted Adjustments 6/18/07.	-	
129				
130	C.	Proposed Project Budget Adjustments 6/18/07.	-	
131				
132				
133				
134	IV.	Total Contingency Adjustment (6/18/07 tentative)	(1,268,820)	
135				
136	V.	Ending Contingency Balance (6/18/07 tentative)	2,891,491	
137				