

Agenda Report

TO: CITY COUNCIL **DATE:** March 26, 2007
THROUGH: FINANCE COMMITTEE
FROM: CITY MANAGER
SUBJECT: CITY HALL SEISMIC RETROFIT PROJECT -
APPROVAL OF CONTINGENCY ADJUSTMENTS AND CHANGE
ORDER #10 TO THE GENERAL CONTRACTOR

RECOMMENDATION

It is recommended that the City Council:

- 1) Approve the allocation of \$539,138 from Project Contingency for unforeseen conditions and project activities, as identified in Attachment #1, that were discovered during the retrofit of City Hall, thereby reducing the amount of Project Contingency from \$5,125,966 to \$4,586,828; and
- 2) Authorize the City Manager to execute Change Order #10 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 \$539,138 from \$82,321,946 to \$82,861,084.

CITY HALL RESTORATION OVERSIGHT COMMITTEE ADVISORY DIRECTION

On March 14, 2007, the City Hall Restoration Oversight Committee reviewed the topics of contingency adjustments, General Contractor Change Order #10. The Committee concurred that the recommendations under Change Order #10 are reasonable and consistent with ongoing construction activities of similar projects. It was recommended that the City Council authorize the allocation of \$539,138 from Project Contingency which includes an increase to Contract Number 18,768-1 with Clark Construction of \$539,138.

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. Nine change orders and the associated contingency adjustments have been approved by City Council to date bringing the current contract amount to \$82,321,946. Change Order #10 represents a settlement of ten 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 cumulative change order is detailed in the List of Contingency Adjustments (Attachment #1).

PROJECT CONTINGENCY ADJUSTMENTS

The proposed Change Order #10, referenced as item #3 below, proposes to transfer \$539,138 from Project Contingency, resulting in a reduced Project Contingency balance of \$4,586,828 as follows:

1)	Beginning Project Contingency (1/31/05)	\$8,642,014
2)	City Council-Approved Contingency Adjustments	<u>(3,516,048)</u>
	Current Project Contingency Balance	5,125,966
3)	Proposed Contingency Adjustments (3/26/07)	
	A. General Contractor (Change Order #10)	<u>(539,138)</u>
	B. Project Contingency Balance (3/26/07)	\$4,586,828

The project is 92% completed, and approximately 45% of the contingency funds have been expended.

GENERAL CONTRACTOR CHANGE ORDER #10

During ongoing construction, the general contractor has encountered unforeseen conditions as listed in Attachment #1. Contract Change Order #10 increases the scope of work to Contract Number 18,768-1 with Clark Construction in the amount of \$539,138 thereby increasing the contract sum to \$82,861,084 as follows:

1)	Current City Council-Approved Contract Award	\$82,321,946
2)	Proposed Change Order #10 (3/26/07)	\$539,138
	Proposed Contract Sum:	<u>\$82,861,084</u>

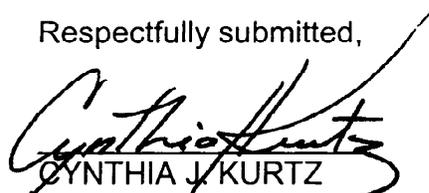
SCHEDULE CHANGES

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 is proceeding with the accelerated schedule approved by City Council in Change Order #9 to allow incremental occupancy of the building by the City beginning in April 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 \$539,138 reduces the total City Hall project contingency from \$5,125,966 to \$4,586,828.

Respectfully submitted,



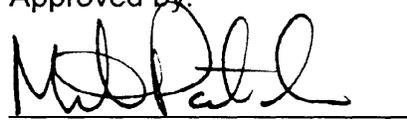
CYNTHIA J. KURTZ
City Manager

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	(3,516,048)	
5				
6	III.	Proposed Contract Adjustments 3/26/07 (tentative)		
7	A.	Proposed General Contractor Adjustments 3/26/07 (Change Order #10).		
8	CCD 145	Fire protection modifications at the 1st, 2nd and 3rd floor dome area. Includes refabrication of the 3" main and branch lines, layout, fireproofing and plaster repair work.	(88,426)	Unforeseen field condition.
9	CCD 157	Additional fire protection added to stair towers at the 1st and 2nd floor, fire protection modifications to the 3rd floor. Includes scaffolding at each stair tower.	(169,377)	Required by Pasadena Fire Department/Insufficient information on the fire protection drawings.
10	CCD 165	Fire sprinkler pump room modifications including fire protection modifications for the fire pump, added concrete walls, curbs, pads, steps, install generator and fire pump insulated exhausts stacks and 2 pairs of 6'-0" rated doors w/ hardware.	(197,241)	Required by Pasadena Fire Department/Insufficient information on the mechanical drawings.
11	CCD 183	Fire protection modifications at the 6th floor dome ceiling. Includes layout, coring and refabrication of the 3" main and branch lines for 22 sprinkler heads.	(43,787)	Unforeseen field condition.
12	CCD 224	Added W8X24 mid rail support at the basement level for elevator #1 & #2.	(1,553)	Insufficient structural information shown in the drawings.
13	CCD 243	Exhaust duct modifications for restrooms N025 & N027.	(9,364)	Unforeseen field condition.
14	CCD 263	Electrical breaker feed discrepancy at panel BNHA in the basement North. Includes the removal of a 225A 3P circuit breaker, install feed thru-lugs, mount 400A 3P 480V NEMA 1 circuit breaker w/ wire and provide ground bus in 400A circuit breaker.	(16,939)	Insufficient electrical information shown in the drawings.
15	CCD 274	Added 18 flush mounted poke-thru devices at training room S018.	(5,367)	City requested change.

CITY HALL SEISMIC RETROFIT PROJECT

Contingency Adjustments Detail

	A.	B.	C.	E.
		Description	Total	Comments
16	CCD 281	Add safety film to lay lites glass at all skylights (76 pieces of glass).		City requested change.
			(6,299)	
17	CCD 282	Assisting the City in establishing connectivity from the city network to the EMS room the basement.		City requested change.
			(785)	
18				
19		Total General Contractor Adjustment (Change Order #10)	(539,138)	
20				
21	B.	Proposed City Contracted Adjustments 3/26/07.		
22			-	
23	C.	Proposed Project Budget Adjustments 3/26/07.		
24			-	
25				
26				
27	IV.	Total Contingency Adjustment (3/26/07 tentative)	(539,138)	
28				
29	V.	Ending Contingency Balance (3/26/07 tentative)	4,586,828	
30				