



Agenda Report

July 23, 2018

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: AUTHORIZE AMENDMENT TO CONTRACT WITH AWI BUILDERS, INC. (NO. 30,791)

RECOMMENDATION:

It is recommended that the City Council:

1. Find the project proposed herein to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines in accordance with Title 14, Chapter 3, Article 19, Section 15301, Class 1, minor alterations of existing public facilities involving negligible or no expansion of use beyond that previously existing at the time of the lead agency's determination and that there are no features that distinguish this project from others in the exempt class, and therefore, there are no unusual circumstances; and
2. Authorize City Manager to amend Contract No. 30,791 with AWI Builders, Inc. to increase the contract amount by \$456,300 for a total not-to-exceed amount of \$7,715,300.

BACKGROUND:

The Department of Public Works recommends increasing Contract No. 30,791 with AWI Builders, Inc. by \$456,300 for a total not-to-exceed amount of \$7,715,300. AWI Builders, Inc. is responsible for the construction of the Robinson Park Recreation Center Renovation Project (78043) that began in April 2017.

The contract amendment will cover costs for the following improvements to the existing gymnasium building: Patch and paint interior gymnasium walls including re-staining glulam beams; installation of new acoustical ceiling tiles and replacement of ceiling registers; replacement of clerestory windows and mullions; replacement of wall panels and protective padding; and installation of new gymnasium wood flooring. Due to the budgetary reasons at the time of the bid for the Robinson Park Recreation Center Renovation, the aforementioned gymnasium improvements are not part of the original project scope. The construction contract to AWI Builders, Inc. was awarded by the Council on December 12, 2016.

The staff have managed very effectively with the project budget and additional funds in the amount of \$440,975 from California Hosing-Related Parks and Tournament of Roses became available in early 2018.

Below is the cost summary submitted by AWI Builders, Inc. on July 11, 2018 for the gymnasium improvements:

<u>Scope of Work</u>	<u>Amount (\$)</u>
1. Patch and paint interior gymnasium walls including re-staining glulam beams	\$ 18,500
2. Installation of new acoustical ceiling tiles and replacement of ceiling registers	\$ 103,000
3. Replacement of clerestory windows and mullions	\$ 52,000
4. Replacement of wall panels and protective padding	\$ 16,750
5. Removal and replacement of gymnasium wood flooring	\$ 190,000
Cost Summary Total	\$ 380,250
Engineer's Estimate	\$ 550,000

Staff recommends including a 20% contingency (\$76,050) in addition to the cost proposal amount submitted by AWI Builders, Inc. to cover any additional work that may arise from unforeseen site conditions. The proposed Gymnasium renovation work will commence in early August and anticipated to be completed by end of November.

There is an inadequate funding in the original contingency allowance of \$660,000 to address for the proposed scope of work for the gymnasium renovation.

The amended contract will be revised as follows:

Base Bid	\$ 6,599,000
Contingency Allowance	<u>\$ 660,000</u>
Original Contract "Not-to-Exceed" Amount	\$ 7,259,000
Proposed Increased Spending Authority	\$ 456,300
Revised Contract "Not-to-Exceed" Amount	\$ 7,715,300

COUNCIL POLICY CONSIDERATION:

The above action is consistent with the City Council's goal to improve, maintain and enhance public facilities and infrastructure.


ENVIRONMENTAL ANALYSIS:

This project has been determined to be categorically exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Chapter 1, §15301, Class 1, Existing Facilities). Class 1 exempts from environmental review small additions, expansions or alterations to existing structures where there is negligible or no expansion of the use. There are no features that distinguish this project from others in the exempt class and, therefore, there are no unusual circumstances.

FISCAL IMPACT:

There is no fiscal impact in amending Contract No. 30,791 by \$456,300 for a total not-to-exceed amount of \$7,715,300. Funding for this action has been addressed in the amount of \$440,975 during the mid-year FY 18 increasing the project budget from \$11,831,100 to \$12,272,075 in the *Robinson Park Recreation Center Renovation Project (78043)*.

Respectfully submitted,



ARA MALOYAN, P.E.
Director of Public Works

Prepared by:



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Principal Engineer

Approved by:



STEVE MERMELL
City Manager