

Meeting Date: 1/14/2014

Report Type: Consent

Report ID: 2014-00026

Title: Change Order No. 3: Hart Senior Center Roof and Heating, Ventilation, and Air Conditioning (HVAC) Renewal (C13000500)

Location: 915 27th Street, District 4

Issue: The Hart Senior Center Roof and HVAC Renewal project has encountered significant unforeseen building problems, primarily due to the age of the facility (52 years). Change Order No. 3 in the amount of \$72,905 is necessary to address additional problems with the roof and chimney.

Recommendation: Pass a Motion 1) authorizing the City Manager or the City Manager's designee to execute Change Order No. 3 to Contract No. 2013-0600 with BoBo Construction, Inc. in an amount not to exceed \$72,905 for a revised total contract amount not to exceed \$975,081; and 2) ratifying all previous change orders issued for this project under City Manager authority.

Contact: Mark C. Brown, Associate Mechanical Engineer, (916) 808-7118; Yadi Kavakebi, Facilities & Real Property Superintendent, (916) 808-8432, Department of General Services

Presenter: None

Department: General Services

Division: Architecture & Engineering

Dept ID: 13001541

Attachments:

1-Description/Analysis

2-Change Order No. 3

City Attorney Review

Approved as to Form
Kourtney Burdick
1/3/2014 2:35:22 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Janelle Gray
12/30/2013 9:57:29 AM

Approvals/Acknowledgements

Department Director or Designee: Reina Schwartz - 1/2/2014 9:25:16 AM

Description/Analysis

Issue Detail: On June 25, 2013, City Council passed Motion No. 2013-0169 awarding a construction contract to Bobo Construction, Inc. (Contract No. 2013-0600) for construction services for the Hart Senior Center in an amount not to exceed \$827,000 to completely replace the roof and HVAC systems at the 12,000 square-foot facility.

The project has encountered significant unforeseen building problems during the course of construction. These include, but are not limited to, moderate roof substrate degradation, dry rot, and other damage requiring further structural rehabilitation/replacement. The single largest unforeseen building problem has been the 52-year old chimney/fireplace structure. Through the normal course of work, the entire structure was found to be seismically unsafe. This has resulted in the entire assembly being dismantled at significant expense and increased construction time. Thus far, two change orders (Attachment 1) totaling \$75,176 have been executed under City Manager authority. Change Order No. 3 (Attachment 2) will provide funding for items related to the scope changes noted above.

Policy Considerations: The recommendations in this report are in accordance with City Code Chapter 3.60 and Administrative Policy 4002 regarding contracts for public projects.

Economic Impacts: Contract No. 2013-0600, including Change Order Nos. 1-3, is expected to create 3.9 jobs (2.2 direct jobs and 1.7 jobs through indirect and induced activities) and create \$597,717 in total economic output (\$376,745 of direct output and another \$220,972 of output in indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

Environmental Considerations:

California Environmental Quality Act (CEQA): In accordance with Section 15301 of the CEQA Guidelines, no environmental review is necessary because the recommendations in this report involve the restoration/rehabilitation of deteriorated or damaged facilities to meet current health and safety standards with no expansion beyond the previously existing level of use.

Sustainability: Replacing the roof and HVAC system in the Hart Senior Center is consistent with the Sustainability Master Plan by improving the energy efficiency of the facility.

Commission/Committee Action: None

Rationale for Recommendation: Change Order No. 3 to Contract No. 2013-0600 with BoBo Construction, Inc. in an amount not to exceed \$72,905 is necessary to provide funding for project scope changes related to the unforeseen building problems, necessary building structure improvements, and other minor design modifications.

Financial Considerations: Sufficient funding is available in the Hart Senior Center Roof and HVAC Renewal project (C13000500, General Fund, Fund 1001) to execute Change Order No. 3 with BoBo Construction, Inc. in an amount not to exceed \$72,905.

Local Business Enterprise (LBE): LBE guidelines are inapplicable as the original contract was awarded prior to the LBE program's adoption.



Requires Council Approval: No YES Meeting: 1-14-14

Real Estate Other Party Signature Needed Recording Requested

General Information

Form with fields: Type: Public Project, PO Type: Formal Bid-Construction, Attachment: Change Order No.: 3, Original Doc Number: 2013-0600, \$ Not to Exceed: \$ 72,905.00, Other Party: BOBO CONSTRUCTION, INC., Project Name: Hart Senior Center Roof & HVAC Renewal, Deed: None, Project Number: WO2121970, Bid Transaction #: B13131541014, E/SBE-DBE-M/WBE: 20%

Department Information

Department: General Services Division: A&E
Project Mgr: Mark C. Brown Supervisor: Yadi Kavakebi
Contract Services: Tim Hopper Date: 12-17-13 Division Mgr: Yadi Kavakebi
PM Phone Number: 808-7118 Org Number: 13001541

Comment:

Review and Signature Routing

Signature routing table with columns: Department, Signature/Initial, Date. Includes Project Mgr, Contract Services, Supervisor, Division Manager, and City Attorney.

Call Tim Hopper x8173 Notify for Pick Up

Authorization section with fields for Signature and Date, including Schwartz, Reina, Department Director, and City Mgr.

Contract Cover/Routing Form: Must Accompany ALL Contracts; however, is not part of the contract. (01-01-09)

For City Clerk Processing box containing fields for Finalized, Imaged, and Received, with a large empty box for stamping.

City of Sacramento

CHANGE ORDER

Contract #C2013-0600

Date: December 17, 2013

Project # : B13131541014

Budget # : C13000560-1001

Change Order No.: 003

Sacramento, California
December 17, 2013

TO: BOBO Construction, Inc.

CONTRACT FOR: Hart Senior Center Roof & HVAC Renewal

Upon mutual acceptance of this document by the City of Sacramento, hereinafter referred to as "City", and your firm, hereinafter referred to as "Contractor, in accordance with the terms and conditions of the original contract documents, you are hereby directed to make the following change or changes for the consideration set forth below:

Description:

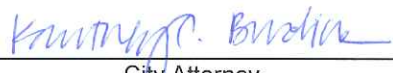
Section 4 of the Agreement ("Scope of Contract") is amended to add the following: Refer to Exhibit A for additions to the scope of work.

The original contract sum was	<u>\$827,000.00</u>
Net change by previous Change Orders	<u>\$75,176.00</u>
The contract sum prior to this Change Order was	<u>\$902,176.00</u>
The contract sum will be increased by this Change Order	<u>\$72,905.00</u>
New contract sum including all Change Orders	<u>\$975,081.00</u>

Contractor agrees that the amount of increase or decrease in the contract sum specified in this Change Order shall constitute full compensation for the work required by this Change Order, including but not limited to all compensation for the additional and/or revised work specified herein, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised work, including any changes, disruptions or delays in work schedules or in the performance of other work by Contractor. The time for performance of the contract will be changed by **fourteen (14)** calendar days (increase) by reason of the performance of the work required by this Change Order. Except as herein above expressly provided, Contractor further agrees that the performance of the work specified in this Change Order or the rescheduling of other project work made necessary by this Change Order, shall not constitute a delay which will extend the time limit for completion of the work as said term is used in the contract between the City and Contractor for the project.

Approval Recommended By:

Approved As To Form By:



Project Manager

City Attorney

Approved By:



Contractor

Approved By:

Attested By:

City Manager

City Clerk

EXHIBIT A HART SENIOR CENTER ROOF & HVAC RENEWAL C13000560-1001

Contract Number: 2013-0600
December 17, 2013

Change Order #3		
Description		Amount
PCO #007	ROOF DRAINS AND LOBBY ROOF REWORK	\$5,598.00
PCO #018	ADDED STRUCTURAL FRAMING AT BEECH ROOM	\$2,992.00
PCO #019	REINFORCEMENT POSTS ON CHIMNEY SIDE OF EAST UPPER ROOF	\$8,229.00
PCO #020	HEIGHT ADJUSTMENT OF EXISITING-TO-REMAIN SHEET METAL EQUIPMENT ON ROOF	\$4,948.00
PCO #021	RELOCATE BC CONTROLLER TO ROOF WITH WEATHERIZED ENCLOSURE	\$7,579.00
PCO #022	FIREPLACE DISMANTLING PROJECT	\$38,996.00
PCO #024	ADDITIONAL INSULATION AT REDWOOD RM	\$2,494.00
PCO #025	STORM DRAIN TIE INTO STORM WATER SUMP	\$2,069.00
Total for Change Order #3		\$72,905.00