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APPROVED
BY THE CITY COUNCIL

DEC 14 1993

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PUBLIC WORKS
OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

November 22, 1993

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City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF CHANGE ORDER NO. 10 IN THE AMOUNT OF \$170,938 TO McCarthy Western Constructors, Inc. FOR THE SACRAMENTO CONVENTION CENTER EXPANSION (PA18)

LOCATION and COUNCIL DISTRICT:

1100 14th Street (Convention Center); Council District 1.

RECOMMENDATION:

This report recommends that the City Council approve Change Order No. 10 in the amount of \$170,938 to McCarthy Western Constructors, Inc. under Contract No. CO92-0148, dated September 22, 1992.

CONTACT PERSON: Jim Faber, Project Manager, 264-7745

FOR A COUNCIL MEETING OF: December 14, 1993

SUMMARY:

Change Order No. 10 is necessary to accept a Value Engineering proposal to upgrade mechanical air conditioning chillers, to revise the Fire Department water connection, for design revisions of plumbing lines, and to incorporate miscellaneous structural design revisions to respond to field conditions.

The benefits provided by these changes will be a more energy efficient system and will save on yearly maintenance costs. The new chillers are state of the art and will receive a rebate of 70% with payback in electrical cost in 3 years.

BACKGROUND:

The original construction contract with McCarthy/Western Constructors, Inc. was \$45,795,165. Previously authorized Change Orders No. 1 through 9 total \$496,932, which have increased the contract sum to \$46,292,097, a change of 1.085%.

Change Order No. 10 will increase the contract sum by \$170,938 to \$46,463,035. The work covered by Change Order No. 10 is for:

- HVAC Chiller Revision (Value Engineering Proposal 17) - \$118,653

The Expansion project design specifies chiller equipment which was (then) state-of-the-art and made use of the new environmentally-sensitive refrigerants by modifying currently-available chiller equipment. However, the HVAC industry has recently developed and made available new HVAC chiller equipment, which is designed specifically for the new refrigerants. Based on the availability of the new, more-efficient chillers, the Contractor has proposed an upgrade.

The new chillers will be more energy-efficient than the currently-specified equipment, and will therefore qualify for SMUD energy-saving incentive rebates. Almost 70% of the \$118,653 cost of upgrade will be covered by an immediate SMUD construction rebate of \$82,500; and the remainder of the upgrade cost is projected to be returned within 5 years through on-going energy savings. In addition, yearly maintenance cost savings are expected from using chillers of the new design.

- Revised Fire Department fire hose connection valves to increase fire-fighting capability - \$4,701;
- Plumbing and fire sprinkler revisions and clarification at the ground level; revised walls, mechanical and electrical at Janitor Room - \$27,833; and
- Miscellaneous structural design revisions to accommodate changes in field conditions- \$19,751.

FINANCIAL CONSIDERATIONS:

Funding for construction of the Sacramento Convention Center Expansion project (PA18) is \$53,807,963, with total current obligations of \$50,845,596. The unobligated fund balance is \$2,962,354, which includes project budget line item for construction Change Orders sufficient to cover the costs of Change Order No. 10.

The Expansion project budget includes a "Utilities" line item to cover the costs of construction-phase energy usage and utility connection fees. A sum of \$250,000 was included in the budgeted amount to cover a new SMUD fee for service connection at the new transformer vault. However, McCarthy will complete construction of the transformer vault by the end of December 1993 (11 months ahead of completion of the

project); and based on that early completion of the vault, SMUD has indicated that they will not impose the service connection fee. That budgeted amount will now be shifted into the "Construction Contingency" line to cover the costs of project change orders, such as the upgraded mechanical chillers included in Change Order No. 10.

POLICY CONSIDERATIONS:

Approval of this change order is consistent with Sacramento City Code, Title 58.

WBE/MBE EFFORTS:

To encourage minority participation, plans and specifications were sent to 7 plan rooms and construction services organization for publication. Four were directly involved with MBE/WBE construction firms. Staff recruited available MBE/WBE firms to participate in the bid process. The project was announced on the Facility Management Project Information Line which contains information on Public Works and Utility Department projects.

McCarthy Western Constructors is not a MBE/WBE firm.

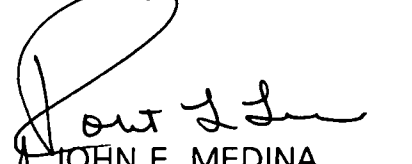
Respectfully submitted,


DUANE WRAY
Facility Manager

RECOMMENDATION APPROVED:


WILLIAM H. EDGAR
City Manager

APPROVED:


JOHN E. MEDINA
Director of Public Works

FACILITY MANAGEMENT

City of Sacramento

CHANGE ORDER

Contract # & Date: C092-048 - 09-22-92

Budget # : 419-500-PA18

Purchase Order # : 3PA18 69365

Change Order No.: 10

Sacramento, California

November 10, 1993

TO: McCarthy Western Constructors, Inc., Contractor

CONTRACT FOR: **Sacramento Convention Center Expansion**

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:

See attached Exhibit A.

COPY

The original contract sum was	\$ <u>45,795,165.00</u>
Net change by previous Change Orders	\$ <u>496,932.00</u>
The contract sum prior to this Change order was	\$ <u>46,292,097.00</u>
The contract sum will be increased by this change order	\$ <u>170,938.00</u>
New contract sum including all Change Orders	\$ <u>46,463,035.00</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 costs, if any, which may accrue to the Contractor by reason of any change in work schedules, other contract work or the cost of the project in any way made necessary by this Change Order. The time for the performance of the contract is unchanged by 0 calendar days 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 the Contractor for the project.

Approval Recommended by:

James L. Falke
Project Manager

Approved By:

Contractor/Vendor
Approved By:

Director of Public Works

Approved as to Form By:

City Attorney

Approved By:

City Manager

Approved By:

City Clerk

EXHIBIT A
Sacramento Convention Center Expansion

PA 18

11/10/93

Description	Amount
Change Order # 10	
PCO# 90 • RFI #225 Relocation of 10" Storm Drain Lines Between EB/EC & 4.5/0.5 - Incorporate changes per response to RFI #225. Refer to McCarthy's letter dated July 28, 1993.	-1,877.00
PCO# 32 • RFI #17 Pilecap Slab Dowels - Proceed with the recommended change per Buehler & Buehler's letter, dated March 16, 1993.	0.00
PCO# 57 • Miscellaneous Plumbing Changes - Incorporate Vitiello's letter, dated August 5, 1993, as an amendment to PCO #57. Refer to sketches ASK-189, ASK-221, ASK-222 & ESK-35.	27,833.00
PCO# 70 • Transfer of Phase 1A work to Phase 2 - Proceed with the transfer of Phase 1A work to Phase 2, as outlined in Vitiello's letter dated June 1, 1993.	8,779.00
Phase 1A work includes: (i) Asbestos abatement and demolition "J" Street, grid line AN to BR; and, (ii) Construction of new "J" Street lobby.	
PCO# 72 • Clarification No. 24 - Revise the foundation for Elevator #3 Machine Room per sketch SSK-61 in Clarification No. 24.	5,667.00
PCO# 73 • RFI #222 Field Repair for Embeds at Pilaster EB/9 - Incorporate Buehler & Buehler's sketch for embeds at EB/9, dated June 7, 1993.	185.00
PCO# 79 • Ground Floor Slab Reinforcement - Change the bottom reinforcing in the reinforcing slab schedule 1/S5.4.1 for GFS6 from #7 at 12" cc to #7 at 8" cc. See Buehler & Buehler's letter, dated July 12, 1993.	339.00
PCO# 98 • Precast Submittal #03450-02-01 - Reference is made to McCarthy's letter dated August 25, 1993. Incorporate the Architect's comments on precast submittal #03450-02-01. (Note: Comments on submittal #03450-02-4 will be incorporated into a separate PCO along with changes in the box office.)	6,702.00
PCO# 103 • Value Engineering Proposal No. 17 - Proceed with Value Engineering Proposal No. 17 covering the proposal to upgrade the efficiency and performance of the centrifugal chillers per McCarthy's letters, dated July 14, 1993 and September 22, 1993.	118,653.00
PCO# 107 • Substitution Request No. 21 Hydrozo Enviroseal Double 7 - Proceed with the substitution request. Reference is made to City's letter, dated September 28, 1993.	0.00
PCO# 86 • Clarification No. 31 ADA Mounting Heights - Incorporate changes per Clarification No. 31.	-44.00
PCO# 91 • RFI #242 6-Way Fire Department Connection (FDC) - Per Fire Department's request, provide change from a four-way FDC to a six-way FDC. Refer to RFI #242 and Specification Section 15336, Page 4, line 21.	4,701.00
PCO# 110 • Substitution Request No. 20 Paint Products - Proceed with this substitution request. Reference City's letter, dated September 29, 1993.	0.00

Description

Amount

13 Items

Total Change Order #10

\$170,938.00