

GENERAL SERVICES
DEPARTMENT

Facilities/Property
Management Division

CITY OF SACRAMENTO
CALIFORNIA

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July 7, 2004

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: OAK PARK COMMUNITY CENTER EXPANSION (PN: KB27)
APPROVAL OF CHANGE ORDER NO. 2 IN THE AMOUNT OF \$77,388**

LOCATION AND COUNCIL DISTRICT: Council District 5, 3425 Martin Luther King Jr. Boulevard (See location map – Attachment A).

RECOMMENDATION:

This report recommends that the City Council adopt the attached resolution:

- Approving Change Order No. 2 in the amount of \$77,388 with Harbison Mahony Higgins Builders, Inc.
- Resetting City Manager's Change Order Authority.

**CONTACT PERSONS: Mike George, Project Manager, 808-8433
Arthur Lytle, Senior Architect, 808-8460**

FOR COUNCIL MEETING OF: August 17, 2004

SUMMARY:

The construction contract with Harbison Mahony Higgins Builders, Inc. was awarded on October 9, 2003 in the amount of \$1,058,298. This report recommends the City Council authorize the City Manager to execute Change Order No. 2, for construction revisions caused by unforeseen site conditions, weather and other scope revisions in the amount of \$77,388 and reset the City Manager's Change Order Authority.

COMMITTEE/COMMISSION ACTION: None.

City Council

Oak Park Community Center Expansion (PN: KB27) Approval of Change Order No. 2 in the Amount of \$77,388

July 7, 2004

BACKGROUND INFORMATION:

The Oak Park Community Expansion Project (PN: KB27) was approved in the FY 1999/2000 Capital Improvement Program (CIP). On June 27, 2000, Council approved a design-assist process for the project and approved a consultant agreement for design services with Carissimi*Rohrer*McMullen Associates (CRMA). Under this process the construction documents are used to select a contractor using a competitive, qualifications based procedure.

A Request for Proposals (RFP) was issued in May 2003. On July 17, 2003, Council rejected the proposals, suspended the competitive bidding process, and authorized the release of a second RFP to select a contractor for supplemental design, value engineering, and construction for the Oak Park Community Center Expansion and Renovation Project (PN: KB27).

Proposals were received on August 29, 2003, and the contract was awarded to Harbison Mahony Higgins Builders, Inc. on October 9, 2003, in the amount of \$1,058,298. Change Order No. 1 to reroute SMUD service was executed in the amount of \$75,679. Change Order No. 2 covers various Construction related issues such as:

1. Replace existing counter door at main desk, which was not code compliant.
2. Place slurry and increase footing and pad excavation due to excessive rain.
3. Reroute existing irrigation and water lines, which were not identified until uncovered.
4. Remove and replace existing Mechanical Room Ceiling, which was water damaged.
5. Install additional ceiling access panels to gain access to existing equipment.
6. Repair existing damaged concrete slab uncovered during demolition.

This report recommends execution of this Change Order in the amount of \$77,388.

FINANCIAL CONSIDERATIONS:

As of June 21, 2004, the Oak Park Community Center Expansion Project (PN: KB27) has a budget of \$1,846,532 and an unobligated balance of \$220,695, which is sufficient to cover this Change Order in the amount of \$77,388 (Fund 206) with Harbison Mahony Higgins Builders, Inc.

ENVIRONMENTAL CONSIDERATIONS:

The Development Services Department has reviewed the Oak Park Community Center Expansion Project and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301 (a) and Class 1, Section 15301(e) (1) of the CEQA Guidelines. Projects exempted under Class 1, Section 15301(a), allow for the operation, repair, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use (e.g. renovation work). Projects exempted under Class 1, Section 15301 (e) (1), allow for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

City Council
Oak Park Community Center Expansion (PN: KB27) Approval of Change Order No. 2 in the
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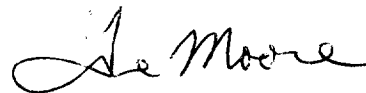
POLICY CONSIDERATIONS:

This action is consistent with the City's Strategic Plan goals for enhancing and preserving the neighborhood.

ESBD CONSIDERATIONS:

This project has funding from SHRA and requires following federal guidelines for Minority/Women Business Enterprise (M/WBE) in lieu of the City of Sacramento Emerging Small Business Enterprise (ESBE) requirements. Under this program, the contractor is required to show good faith in contacting qualifying companies. Harbison Mahony Higgins Builders has demonstrated good faith effort in documentation of their outreach effort and in the list of designated subcontractors. Harbison Mahony Higgins Builders M/WBE participation for this project is 32.5 percent.

Respectfully submitted,



Gene Moore
Facilities and Property Manager

RECOMMENDATION APPROVED:

ROBERT P. THOMAS
City Manager

Approved:



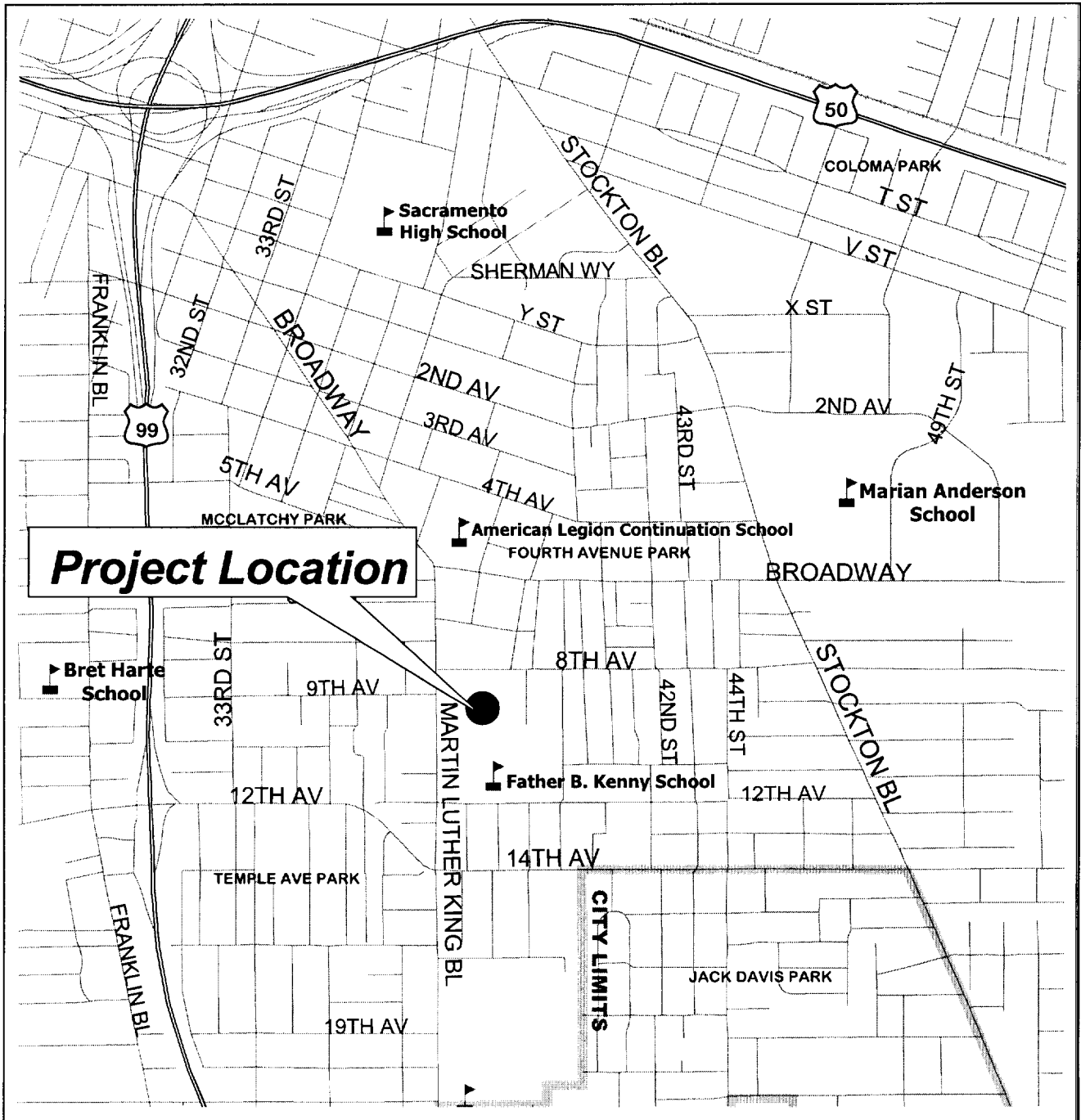
Thomas V. Lee
Deputy City Manager/
Interim General Services Director

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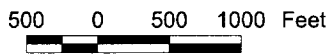
Location Map for

OAK PARK COMMUNITY CENTER EXPANSION PROJECT (PN:KB27)



Project Location

Map Contact: S. Tobin
Map Date: July, 2004



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**OAK PARK COMMUNITY CENTER EXPANSION (PN: KB27)
APPROVAL OF CHANGE ORDER NO. 2 IN THE AMOUNT OF \$77,388**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- The City Manager is authorized and directed to execute Change Order No. 2 in the amount of \$77,388 (Fund 206) with Harbison Mahony Higgins Builders, Inc.
- The City Manager's Change Order Authority is reset.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____