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BY THE CITY COUNCIL

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JUN 21 1994

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DEPARTMENT OF
PUBLIC WORKS

OFFICE OF THE DIRECTOR
ADMINISTRATION

CITY OF SACRAMENTO
CALIFORNIA
May 31, 1994

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City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: APPROVAL OF CHANGE ORDER NO. 12 FOR \$407,531 AND A TIME EXTENSION OF 94 CALENDAR DAYS 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. 12 for a \$407,531 increase to the contract sum and a time extension of 94 calendar days with McCarthy Western Constructors, Inc. under Contract No. CO92-0148, dated September 22, 1992.
- Ratify the City Manager's prior actions executing all previous Change Orders with McCarthy Western Constructors, Inc. for the Sacramento Convention Center Expansion project (PA18).

CONTACT PERSON: Ralph Miles, Construction Manager, 264-5532

FOR A COUNCIL MEETING OF: June 21, 1994

SUMMARY:

This report requests City Council approve Change Order No. 12 with McCarthy Western Constructors, Inc. for the Sacramento Convention Center Expansion project (PA18) and ratify the City Manager's execution of all previous Change Orders. Reasons for Change Order No.12 are: size and complexity of project require pile/pilecap design changes; unknown subsurface conditions, accessibility problems;

weather-related schedule delays and substitution of brushed stainless steel for terne metal roofing originally specified. Approval of Change Order No. 12 increases the total contract to \$46,927,994 and extends completion date for Phase I from December 11, 1994 to March 15, 1995.

BACKGROUND:

On September 22, 1992, the City Council authorized a contract for construction of the Sacramento Convention Center Expansion project with McCarthy Western Constructors, Inc. in the amount of \$45,795,165. Previously authorized Change Orders No. 1 through 11 totaling \$725,298, have increased the contract sum to \$46,520,463, a change of 1.58%. A Project Change Order Summary is described in Attachment 1.

Change Order No. 12 will increase the contract amount by \$407,531 to \$46,927,994, and extend the contract completion date for Phase I from December 11, 1994 to March 15, 1995. Change Order No. 12 is for:

- pile/pilecap design changes such as additional pile lengths, undriven lengths after casting, pile cutoffs, pile buildups/extensions, pile corrections, and retaps. The first four items were based on contract unit prices, per McCarthy's bid proposal dated August 12, 1992. Other items were unavoidable on this large and complicated project, where a total of 832 production piles and 27 indicator piles were driven. Some of the factors contributing to pile corrections and retaps included unknown or variable subsurface condition, accessibility problem, and driving piles in saturated site conditions caused by the abnormal rainfall encountered from December 1992 through March 1993.
- schedule delays encountered at the project site for the period from October 1992 through April 1, 1994. A time extension of 94 calendar days is requested, as follows:

37 calendar days of compensable delay due to productivity loss as a result of pile/pilecap design changes as described above.

22 calendar days net of noncompensable delay due to changed conditions as a result of abnormal rainfall encountered at the project site for the period from December 1992 through March 1993. The abnormal rainfall resulted in saturated site conditions which impacted pile casting, pile driving and mass excavation activities, which were on the project critical path. Mitigation costs and indirect field office overhead were incurred by the Contractor to allow these activities to continue under the changed conditions and abnormal weather.

35 calendar days of noncompensable delay for other field design changes that related to the construction of the complex upper post-tensioned beam grid system and ground level shear walls, and additional turnaround time required for UL approval testing on the special floor boxes.

Combined, all of the above time extensions requested will bring the contractual completion date for Phase 1 to March 15, 1995.

- substitution of stainless steel for terne metal roofing. The original specified terne metal roofing material cannot be brought into the state of California due to its lead content. The supplier, Follansbee Steel of Follansbee, West Virginia, has discontinued shipment of their product to California due to Proposition 65 restrictions. Follansbee Steel is the sole source of terne metal product in the U.S. that meets the specifications. Furthermore, a recently enacted Federal OSHA lead standard presents a liability issue which may affect the safety and health of the Contractor's employees and others who come in contact or near proximity to the terne metal product.

Negotiations on the costs and time extension related to this change order have been completed, and staff has determined the costs and time extension to be fair and reasonable for the change order.

FINANCIAL CONSIDERATIONS:

Funding for the Sacramento Convention Center Expansion Project comes from debt financing and will be repaid through the Transit Occupancy Tax and Convention Center Funds. The Sacramento Convention Center Expansion construction budget has an unobligated fund balance as of this date is \$5,387,536. A total of \$2,281,786 was budgeted for construction change orders. Change Orders 1-12 total \$1,132,829 and is within change order budget. As of May 31, 1994 the project is 58% complete.

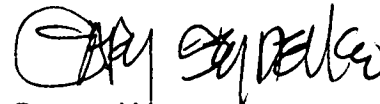
POLICY CONSIDERATIONS:

Approval of this Change Order and ratification of prior City Manager actions, resetting City Manager Authority, is consistent with Sacramento City Code, Title 58.


WBE/MBE EFFORTS:

This action does not impact M/WBE efforts.

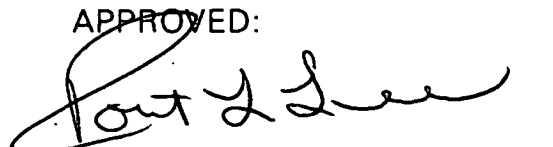
Respectfully submitted,


for Duane Wray
Facility Manager

~~RECOMMENDATION~~ APPROVED:


WILLIAM H. EDGAR
City Manager

APPROVED:


ROBERT L. LEE
Deputy Director of Public Works