

April 3, 2002

Honorable Mayor and Members of
The Hermosa Beach City Council

Regular Meeting of
April 9, 2002

**PROJECT NO. CIP 95-622 CITY HALL REMODEL – ADA UPGRADES –
REQUEST FOR APPROPRIATION**

Recommendation:

It is recommended that the City Council appropriate additional funding of \$124,577 from the following funds to CIP 95-622 to provide total funding required to complete the project.

Equipment Replacement Fund	\$62,289
Capital Improvement Fund	\$62,288
Total	\$124,577

Background:

On August 28, 2001, the City Council awarded the contract for Project No. CIP 95-622 City Hall Remodel – ADA Upgrades to Corona Constructors in the base bid amount of \$849,648. At that time Council directed Staff to bring this item back before Council for approval of the alternates and other appropriations.

On September 22, 2001, Council amended the construction contract with Corona Constructors to include alternates and increased the construction contract total to \$1,125,176 plus a 10% contingency.

Analysis:

Construction started mid-December and has been proceeding on schedule. During the course of the construction, the City has issued three change orders due to unforeseen conditions, building code changes, design deficiencies, and efficiency. These three change orders consisted of 36 items, totaling \$133,435 or 10.66% of the contract cost.

These changes are categorized into five groups as follows:

1. Design Deficiencies: \$22,907.00 or 1.8% of the contract cost.
2. Code Changes since Plan Check: \$17,080.00 or 1.3% of the contract cost.
3. Unforeseen Existing Conditions: \$53,294.45 or 4.26% of the contract cost.
4. City requested Changes: \$30,254.35 or 2.4% of the contract cost.
5. Audio/visual infrastructure work changes: \$9,900.00 or .79% of the contract cost.

The above noted change orders provided the following enhancements:

- One additional storage room
- Satisfaction of all current building and safety codes
- Removal of all asbestos tiles from the Council Chamber dais area beneath the existing carpet
- Installation of rough conduit for the audio/visual system in Council Chambers for future use
- Enlarged conduit size from the main distribution board to Fire Department Service to allow for future electrical load increases

- Removal of abandoned air handler in the mechanical room to provide storage space for the Police Department

Information regarding these changes is attached.

At this time, Staff has identified some additional items not covered in the original design, which have a budget cost of \$74,759.00 or 6% of the contract. These will be beneficial to the City and will correct previously unknown deficiencies while others will benefit users. The following is a list of the additional items:

1. Run fiber optic cable from data room to Fire Department.
2. Remodel first floor employee restrooms.
3. Add exterior lights at west entry.
4. Add smoke detectors for elevator recall.
5. Add additional data and telephone outlets in the Data Processing Office.
6. Add acoustical wall treatment to Council Chamber.
7. Provide openings with fire dampers in lower floor corridor wall to provide a path for return air back to the unit.
8. Add TV light at dais and modify existing dimming switch.
9. Remodel second floor lounge area to create an office space.
10. Remove and replace termite-damaged roofing materials and treat roof for termites over east entry area.
11. Remove and replace wet roof insulation.
12. Power and telephone outlets in lower floor corridor.

These additional items would bring the contract change orders total to \$208,194.80 or 16.7% of the original contract cost. Also, Staff believes that an additional contingency of \$41,500 should be appropriated to insure funding is available for any other changes that may become necessary. Therefore, Staff is recommending that an additional appropriation of \$124,577 be approved to allow for completion of the project.

Fiscal Impact:

Additional funding allocations in the amount of \$124,577 from the following funding sources are available.

Equipment Replacement Fund	\$62,289
Capital Improvement Fund	\$62,288
Total	\$124,577

Staff recommends that any funds remaining after completion of the project be expended for refurbishing the first floor patio and landscaping around City Hall.

Attachments: Approved change orders

Respectfully submitted,

Concur:

Homayoun Behboodi
Associate Engineer

Harold C. Williams, P.E.
Director of Public Works/City Engineer

Noted for Fiscal Impact:

Concur:

Viki Copeland
Finance Director

Stephen R. Burrell
City Manager

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