

# STAFF REPORT



ITEM NO. 7  
CITY OF OCEANSIDE

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DATE: January 20, 2009  
TO: Honorable Mayor and City Councilmembers  
FROM: Development Services Department  
SUBJECT: **APPROVAL OF CHANGE ORDERS 5, 6, 7, 8, 10 FOR THE 1617 MISSION AVENUE PROJECT**

## **SYNOPSIS**

Staff recommends that the City Council, approve Construction Change Orders 5, 6, 7, 8, and 10 in amounts totaling \$78,070 to CA Construction, for construction of the 1617 Mission Avenue Remodel project, and authorize the City Engineer to execute the change orders.

## **BACKGROUND**

On April 16, 2008, the City Council approved a property lease agreement with the Veterans Association of North County (VANC) to use the building at 1617 Mission Avenue for programs and activities benefitting the community of veterans. In its present condition, the building shell cannot be used because it does not meet current seismic and other structural code requirements that have evolved since the structure was built in 1968.

On June 11, 2008, the City Council approved the plans and specifications for the remodel work and authorized a call for bids. On January 14, 2009, the City Council awarded a contract in the amount of \$749,000 to AVI-CON INC., dba CA Construction for the project construction.

On October 14, 2009, the City Council approved an amendment in the amount of \$51,224 to a professional services agreement with the project architect, Nicoloff and Associates for additional design and construction services, a budget appropriation in the amount of \$25,381 from a trust account for VANC to pay for construction change orders that they requested.

## **ANALYSIS**

Staff requests approval of Change Orders 5, 6, 7, 8, and 10, in amounts totaling \$78,070. These change orders include several items beneficial to VANC and the City.

These include demolition of interior walls, adding an ADA access ramp, relocating roof drains, additional concrete footing work, fire sprinkler modification, upgrade to shear wall, changes to the framing at alcoves, adding a door, and more water line connections. These change orders increase the useable floor space and enable a complete fire sprinkler system with VANC's later improvements.

Change Order 8 requested by VANC totaled \$12,263. VANC remitted \$25,381 to the City, which was deposited into a trust account, \$12,420 was for the cost of construction changes, and \$12,961 was used for the design costs associated with the construction changes.

**FISCAL IMPACT**

The estimated project expenses are as follows:

|                                      |                  |                    |
|--------------------------------------|------------------|--------------------|
| Construction award                   | \$749,000        |                    |
| Change Orders 1-10                   | <u>\$139,602</u> |                    |
| Total Construction                   |                  | \$888,602          |
| Architect, (Nicoloff and Associates) |                  | \$135,183          |
| Construction Manager (Dudek)         |                  | \$149,800          |
| Staff time and administration        |                  | <u>\$ 59,920</u>   |
| Total                                |                  | <u>\$1,233,505</u> |

Total available funding sources are as follows

|                                   |                  |                    |
|-----------------------------------|------------------|--------------------|
| Remediation (BU 907886100501)     | \$461,726        |                    |
| Less encumbrance for tank removal | <u>\$160,537</u> |                    |
|                                   |                  | \$301,189          |
| Remodel (BU 907749300503)         |                  | <u>\$972,011</u>   |
| Total                             |                  | <u>\$1,273,200</u> |

Therefore, sufficient funds are available for the remodel project and concurrent site improvements.

**COMMISSION OR COMMITTEE REPORT**

Does not apply.

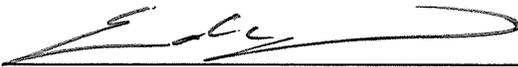
**CITY ATTORNEY'S ANALYSIS**

The referenced documents have been reviewed by the City Attorney and approved as to form.

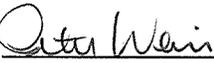
**RECOMMENDATION**

Staff recommends that the City Council, approve Construction Change Orders 5, 6, 7, 8, and 10 in amounts totaling \$78,070 to CA Construction, for construction of the 1617 Mission Avenue Remodel project, and authorize the City Engineer to execute the change orders.

PREPARED BY:

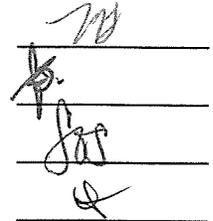
  
\_\_\_\_\_  
Ed Vasquez  
Project Manager

SUBMITTED BY:

  
\_\_\_\_\_  
Peter A. Weiss  
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
George Buell, Development Services Director  
Scott O. Smith, City Engineer  
Teri Ferro, Financial Services Director



Attachments:  
Change orders 1 - 10

**CITY OF OCEANSIDE  
CONTRACT CHANGE ORDER**

Date: **May 5, 2009**

Project#: **503.837493**

Project Title: **1617 Mission Ave Remodel**

Change Order# **01**

This change provides for:

**Remove Existing Trees and Debris per Field Directive 01 and PCO 01 dated 5-4-09** **\$10,303.00**

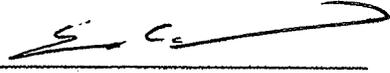
**TOTAL CONTRACT INCREASE** **\$10,303.00**

|                           |                    |               |
|---------------------------|--------------------|---------------|
| Contract Amount:          | \$749,000.00       | 100.000%      |
| Prior Change Orders:(N/A) | \$0.00             | 0.000%        |
| Subtotal                  | \$749,000.00       | 100.000%      |
| Change Order# 01          | <u>\$10,303.00</u> | <u>1.376%</u> |
| Total                     | \$759,303.00       | 101.376%      |

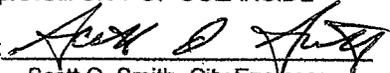
This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

Cost Impact:                    **Increase: X**                    Decrease:                    No Change:

By reason of this order the time completion will be adjusted as follows 0 days.

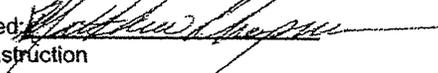
Recommended by:   
Ed Vasquez, Project Manager

Approved: CITY OF OCEANSIDE

By:   
Scott O. Smith, City Engineer

**Contract Summary:**

Initial Contract Amount: \$749,000.00  
Change Orders: 1 \$10,303.00  
Total Contract to Date: \$759,303.00

Approved:   
CA Construction

Printed Name: MATTHEW CHAPMAN

Additional Appropriation Required: \_\_\_\_\_  
Yes                    No

Originals to:                    City Clerk  
Copies to:                    Accounts Payable                    Contractor                    Inspector                    File

**CITY OF OCEANSIDE  
CONTRACT CHANGE ORDER**

Date: **July 9, 2009**

Project#: **503.837493**

Change Order# **2**

Project Title: **1617 Mission Ave Remodel**

This change provides for:

**Provide Termite Extermination Throughout the Entire Building  
per Field Directive# 2 dated 5-22-09 and COR #4 dated 6-10-09**

**\$19,916.00**

**TOTAL CONTRACT INCREASE**

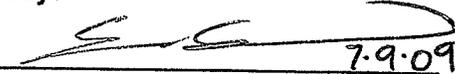
**\$19,916.00**

|                           |                    |               |
|---------------------------|--------------------|---------------|
| Contract Amount:          | \$749,000.00       | 100.000%      |
| Prior Change Orders: # 01 | <u>\$10,303.00</u> | <u>1.376%</u> |
| Subtotal                  | \$759,303.00       | 101.376%      |
| Change Order: # <u>2</u>  | <u>\$19,916.00</u> | <u>2.659%</u> |
| Total                     | \$779,219.00       | 104.035%      |

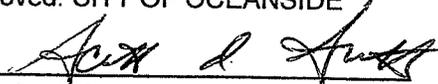
This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

Cost Impact:                    **Increase: X**                    Decrease:                    No Change:

By reason of this order the time completion will be adjusted as follows: **5 Working Days**

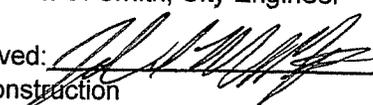
Recommended by:  7.9.09  
Ed Vasquez, Project Manager

Approved: CITY OF OCEANSIDE

By:   
Scott O. Smith, City Engineer

**Contract Summary:**

|                          |                    |
|--------------------------|--------------------|
| Initial Contract Amount: | \$749,000.00       |
| Change Orders: 1 thru 2  | <u>\$30,219.00</u> |
| Total Contract to Date:  | \$779,219.00       |

Approved:   
CA Construction

Printed Name: JOHN MURPHY

Additional Appropriation Required: \_\_\_\_\_

Yes                    No

|               |                  |            |           |      |
|---------------|------------------|------------|-----------|------|
| Originals to: | City Clerk       |            |           |      |
| Copies to:    | Accounts Payable | Contractor | Inspector | File |

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CITY OF OCEANSIDE  
CONTRACT CHANGE ORDER

OCEANSIDE CITY CLERK

Date: **September 17, 2009**

Acct#: **907749300503**

Change Order# **3**

Project Title: **1617 Mission Ave Remodel**

This change provides for:

**Repair existing damage to wood framing members caused by termite infestation as identified by Terminix report dated 5-26-09.** **\$23,711.00**

**TOTAL CONTRACT INCREASE** **\$23,711.00**

|                                 |                    |               |
|---------------------------------|--------------------|---------------|
| Contract Amount:                | \$749,000.00       | 100.000%      |
| Prior Change Orders: #1 thru #2 | <u>\$30,219.00</u> | <u>4.035%</u> |
| Subtotal                        | \$779,219.00       | 104.035%      |
| Change Order: #3                | <u>\$23,711.00</u> | <u>3.166%</u> |
| Total                           | \$802,930.00       | 107.200%      |

This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

Cost Impact:                    **Increase: X**                    Decrease:                    No Change:

By reason of this order the time completion will be adjusted as follows: **N/A**

Recommended by: \_\_\_\_\_

Ed Vasquez, Project Manager

Approved: CITY OF OCEANSIDE

By: \_\_\_\_\_

Scott O. Smith, City Engineer

Approved: \_\_\_\_\_

CA Construction

Printed Name: Jacob A...

**Contract Summary:**

|                          |                    |
|--------------------------|--------------------|
| Initial Contract Amount: | \$749,000.00       |
| Change Orders: 1 thru 3  | <u>\$53,930.00</u> |
| Total Contract to Date:  | \$802,930.00       |

Additional Appropriation Required: \_\_\_\_\_

Yes                    No

|               |                  |            |           |      |
|---------------|------------------|------------|-----------|------|
| Originals to: | City Clerk       |            |           |      |
| Copies to:    | Accounts Payable | Contractor | Inspector | File |









**CITY OF OCEANSIDE  
CONTRACT CHANGE ORDER**

Date: **November 16, 2009**

Acct#: **907749300503**

Project Title: **1617 Mission Ave Remodel**

Change Order# **8**

This change provides for:

**Change multiple items for future tenant improvement (VANC)  
per Nicoloff ASI 2 dated 5-20-09 and COR 14.2 dated 10-22-09.**

|                                       | Actual Cost | Proposed Cost |
|---------------------------------------|-------------|---------------|
| Change Framing at Two Alcoves on GL 3 | \$5,427.00  | \$5,320.00    |
| Remove Portion of CMU Structure       | \$1,836.00  | \$2,100.00    |
| Add Openings in Shear Wall on Line 2  | \$3,750.00  | \$3,750.00    |
| Add 3x7 Door at GL 1                  | \$1,250.00  | \$1,250.00    |

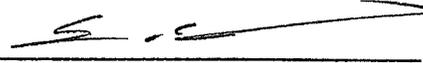
**TOTAL CONTRACT INCREASE** **\$12,263.00**

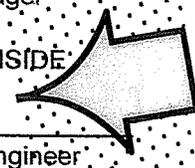
|                                   |                     |                |
|-----------------------------------|---------------------|----------------|
| Contract Amount:                  | \$749,000.00        | 100.000%       |
| Prior Change Orders: #1 thru #7.1 | <u>\$112,114.59</u> | <u>14.969%</u> |
| Subtotal                          | \$861,114.59        | 114.969%       |
| Change Order: #8                  | <u>\$12,263.00</u>  | <u>1.637%</u>  |
| Total                             | \$873,377.59        | 116.606%       |

This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

Cost Impact:                    **Increase: X**                    Decrease:                    No Change:

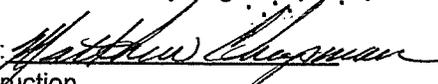
By reason of this order the time completion will be adjusted as follows: **N/A**

Recommended by:   
Ed Vasquez, Project Manager

Approved: CITY OF OCEANSIDE 

By: \_\_\_\_\_  
Scott O. Smith, City Engineer

**Contract Summary:**  
Initial Contract Amount: \$749,000.00  
Change Orders: 1 thru 8 \$124,377.59  
Total Contract to Date: \$873,377.59

Approved:   
CA Construction  
Printed Name: MATTHEW CHAPMAN

Additional Appropriation Required: \_\_\_\_\_ X \_\_\_\_\_  
Yes                    No

Originals to:                    City Clerk  
Copies to:                    Accounts Payable                    Contractor                    Inspector                    File



**CITY OF OCEANSIDE  
CONTRACT CHANGE ORDER**

Date: **November 30, 2009**

Acct#: **907749300503**

Project Title: **1617 Mission Ave Remodel**

Change Order# **10**

This change provides for:

**Provide all labor, equipment and material required to install additional wet taps in street for domestic water per RFI 53 response dated 8-4-09 and COR 17.2 dated 10-26-09** **\$9,665.10**

**Provide all labor, equipment and material required to re-route the new domestic water piping located in Mission Ave to avoid existing obstructions per COR 19 dated 11-25-09.** **\$4,130.00**

**Provide all labor, equipment and material required to grind the asphalt paving to recess the traffic plates in Mission Avenue during excavation for the domestic water taps per COR 20 dated 11-25-09.** **\$1,430.00**

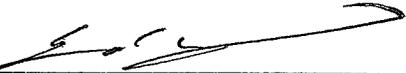
**TOTAL CONTRACT INCREASE** **\$15,225.10**

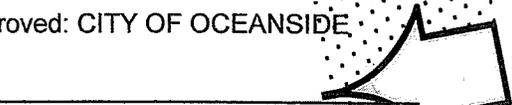
|                                 |                     |                |
|---------------------------------|---------------------|----------------|
| Contract Amount:                | \$749,000.00        | 100.000%       |
| Prior Change Orders: #1 thru #9 | <u>\$124,377.59</u> | <u>16.606%</u> |
| Subtotal                        | \$873,377.59        | 116.606%       |
| Change Order: #10               | <u>\$15,225.10</u>  | <u>2.033%</u>  |
| Total                           | \$888,602.69        | 118.639%       |

This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

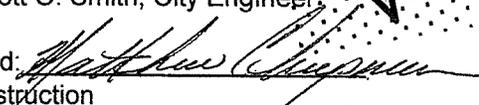
Cost Impact:                      Increase: **X**                      Decrease:                      No Change:

By reason of this order the time completion will be adjusted as follows: N/A

Recommended by:   
Ed Vasquez, Project Manager

Approved: CITY OF OCEANSIDE  
By:   
Scott O. Smith, City Engineer

**Contract Summary:**  
Initial Contract Amount: \$749,000.00  
Change Orders: 1 thru 10 \$139,602.69  
Total Contract to Date: \$888,602.69

Approved:   
CA Construction  
Printed Name: MATTHEW CHAPMAN

Additional Appropriation Required:                     X                      
Yes                      No

Originals to:                      City Clerk  
Copies to:                      Accounts Payable                      Contractor                      Inspector                      File