

STAFF REPORT



ITEM NO. 7 CITY OF OCEANSIDE

DATE: March 15, 2006
TO: Chairman and Members of the Community Development Commission
FROM: Public Works Department
SUBJECT: **APPROVAL OF CONSTRUCTION CHANGE ORDERS 23, 25, 26, AND 28 FOR THE TRANSIT CENTER PARKING STRUCTURE**

SYNOPSIS

Staff recommends that the Community Development Commission (CDC) approve Change Orders 23, 25, 26, and 28 in the respective amounts of \$11,226.28, \$86,790.88, \$39,932.50, and \$35,401.59 to RQ Construction, Inc., for the Oceanside Transit Center Parking Structure, and authorize the Public Works Director to execute the change orders.

BACKGROUND

On June 16, 2004, the CDC approved the plans and specifications, adopted a budget resolution to complete the funding package, and authorized a call for bids for the project. Field construction began in September 2004. The contractor finished the grading and foundation work in January 2005, and began work on the building structure. On August 17, 2005, the CDC approved a purchase order in the amount of \$159,873 with SDG&E to move the electric utility lines on Seagaze Drive from overhead utility poles to underground conduits provided by the parking structure contractor. On October 19, 2005, the CDC approved Change Order 16 in the amount of \$161,311 for the installation of the new electrical conduit for the underground conversion as well as the new electrical service to the parking structure. The project is expected to be finished by April 2006.

ANALYSIS

Construction Change Order 23 in the amount of \$11,226.28 provides for cooling and temperature control systems for the two elevator equipment rooms in the parking structure. The equipment rooms contain sensitive electrical controls and mechanical equipment to operate the elevators, which need protection from overheating. Change Order 23 includes the fans, wiring, and sensors to help maintain proper operation of the elevators.

(Construction Change Order 24 in the amount of \$6,119.30 was administratively approved.)

Construction Change Order 25 in the amount of \$86,790.88 provides for additional or revised structural connections that were not included in the bid drawings, but are nevertheless necessary to complete the structural framing. The change order adds the labor, materials, shoring and equipment rentals needed to add:

- Field welding of fascia support beams to tubular steel columns and custom fabrication of steel plates to finish the connection at four different places.
- Field welding of concrete slab rebar and custom fabrication of weld plates to attach the second and third floor slabs to the elevator support columns at sixteen different places.
- Construction of four additional concrete pilasters to support the third-floor railing above the atrium.

Construction Change Order 26 in the amount of \$39,932.50 provides for an enhanced elevator emergency control system. Adopted mechanical codes specify that when the fire sprinklers are located in an elevator control room, there must be an independent control system to shut down the elevators if the sprinkler activates. This reduces the potential for shock hazards through the elevators and protects the elevator motors and equipment.

Construction Change Order 27 in the amount of \$3,899.89 was administratively approved.

Construction Change Order 28 in the amount of \$35,401.59 adds corrosion protection to structural steel plates. The parking structure is fabricated with precast beams and columns. The beams are erected onto a corbel, which is a protrusion in the face of the column. The steel plate embedded into the ends of the beams rests on the steel plate in the corbel. The change order adds a series of protective coatings, which were not specified in the original design, to extend the structural life of the structure.

Not including the previously CDC-approved Change Order 16, twenty-two change orders (Nos. 1-15, 17-22, 24, and 27) have been administratively approved to date for a total of \$153,280.27. The construction change orders provided for the removal of various buried pipes, foundation structures, and pockets of petroleum-contaminated soil that were left behind from the site's original use as a railroad industrial yard. Other change orders corrected the type of lighting fixture in the stairs, moved the contractor's storage yard for special event parking, and installed sealant around pipes, substituted steel inlet grates, substituted different emergency lights, and replaced broken sidewalk on Seagaze Drive. With approval of Construction Change Orders 23, 25, 26, and 28, the total amount of change orders to date will be \$487,942.52, or 6 percent of the original contract price of \$8,090,000.

FISCAL IMPACT

Total project expenses are estimated as follows:

City administrative costs and construction contingency reserve		\$500,000
Total of electric utility service and conversion costs		
SDG&E conversion changes	\$159,873	
Construction Change Order 16	<u>\$161,311</u>	
		\$321,184
Total of direct construction costs to date		
Construction base bid	\$8,090,000	
Administrative Change Orders	153,280	
Construction Change Order 23	11,226	
Construction Change Order 25	86,791	
Construction Change Order 26	39,932	
Construction Change Order 28	<u>35,402</u>	
		\$8,416,631
Contract construction management and inspection		
Construction management & inspection	\$676,302	
Architecture and design	<u>\$1,192,575</u>	
		<u>\$1,868,877</u>
Total costs		\$11,106,692

Total project funding is \$11,110,000. Therefore, sufficient funds are available.

The City is currently carrying approximately \$5,000,000 in costs that it is eligible for, but has not yet received reimbursement from State and Federal transit programs. Staff is working to expedite processing of the payment applications.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be provided.

COMMISSION OR COMMITTEE REPORT

Does not apply.

CITY ATTORNEY'S ANALYSIS

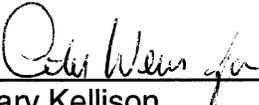
Does not apply.

RECOMMENDATION

Staff recommends that the Community Development Commission (CDC) approve Change Orders 23, 25, 26, and 28 in the respective amounts of \$11,226.28, \$86,790.88, \$39,932.50, and \$35,401.59 to RQ Construction, Inc., for the Oceanside Transit Center Parking Structure, and authorize the Public Works Director to execute the change orders.

PREPARED BY:

SUBMITTED BY:



Gary Kellison
Senior Civil Engineer



Steven R. Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant to the City Manager





Peter A. Weiss, Public Works Director

Kathy Baker, Redevelopment Manager



CITY OF OCEANSIDE
CONTRACT CHANGE ORDER

DB

DATE January 5, 2006

PROJECT # (501) 875409

CHANGE ORDER 026

PURCHASE ORDER # 59983

PROJECT TITLE: **Oceanside Transit Center Parking Structure**

This change order provides for:

Shunt Trip. ASME A17.1 Code Section 102.2 requires that in the event the fire sprinkler is activated, the main line power supply must automatically shut down when fire sprinklers are located in the elevator equipment rooms. The code requires the shunt trip to be independent of the elevator control and shall not be self-resetting. The Building Code requires that sprinklers are to be located in the elevator equipment rooms. The architect revised the electrical plans to include the Shunt Trip system. The work is in accordance with revised Drawings E0.3, E3.0, E3.1, E3.2 and E5.3 dated July 19, 2005 and approved by the City Building Department on August 8, 2005. The Contractor's costs have been reviewed by the architect's electrical engineer and City staff, and are considered reasonable for the proposed modifications. Total direct costs also include five days of maintaining the Contractor's field office. Because of the time needed for approval of shop drawings and the time needed to purchase materials, the contract time is extended by 17 working days.

Payment for this work shall be made at the agreed amount of \$39,932.50.

Total for Change Order # 26

\$39,932.50

Contract amount:	\$8,090,000.00	100.0%
Prior Change Orders (1-25)	\$408,708.54	5.05%
Subtotal	\$8,498,708.54	105.05%
Change Order 26	\$39,932.50	0.50%
Total	\$8,538,641.04	105.55%

This Change Order shall include all general contractor's overhead, profit and incidentals, and 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 of completion will be adjusted as follows 17 days.

Recommended by: *Gary Kellison*
Gary Kellison, Senior Civil Engineer

Contract Summary:

Initial Contract Amount:	\$8,090,000.00
Previous Change Order (1-25):	\$408,708.54
Change Order 26	\$39,932.50
Total to Date:	\$8,538,641.04

Approved: **CITY OF OCEANSIDE**

By: _____
Peter Weiss, City Engineer

Approved: *Mike Patterson*

RQ Construction, Inc, Contractor

Mike Patterson

Printed Name: Vice President

Additional Appropriation Required: X
Yes No

Original to: City Clerk
Copies to: Accounts Payable

Contractor

Inspector

File

CITY OF OCEANSIDE
CONTRACT CHANGE ORDER



DATE January 31, 2006

PROJECT # (501) 875409

PROJECT TITLE: **Oceanside Transit Center Parking Structure**

CHANGE ORDER 028

PURCHASE ORDER # 59983

This change order provides for:

Corrosion Protection for Corbel Embeds. The parking structure is framed with precast beams and columns. The beams are placed onto a corbel, which is a protrusion on the face of a supporting column. A steel plate embedded into the end of the beam rests on the steel plate in the corbel. The plans and specifications are not specific to the amount or type of rust protection to be applied to the embed plates. As the beams and columns were being manufactured, staff identified the need for additional corrosion protection for the embed plates. This consists of sandblasting the steel embed plates, applying three coats of a corrosion protective paint, and additional material handling. The direct cost of the work is based on time and materials verified by the special inspector performing the offsite shop inspection. The cost also includes extended overhead as the work extended the critical path of the work and related rental costs.

Payment for this work shall be made at the agreed amount of \$35,401.59

Five (5) working days shall be added to the contract time.

Total for Change Order # 28

\$35,401.59

Contract amount:	\$8,090,000.00	100.0%
Prior Change Orders (1-27)	<u>\$452,540.93</u>	<u>5.59%</u>
Subtotal	\$8,542,540.93	105.59%
Change Order 28	<u>\$35,401.59</u>	<u>0.44%</u>
Total	\$8,577,942.52	106.03%

This Change Order shall include all general contractor's overhead, profit and incidentals, and 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 of completion will be adjusted as follows 5 days.

Recommended by: *Gary Kellison*
Gary Kellison, Senior Civil Engineer

Contract Summary:

Initial Contract Amount: \$8,090,000.00
Change Order 1-28 \$487,942.52
Total to Date: \$8,577,942.52

Approved: **CITY OF OCEANSIDE**

By: _____
Peter Weiss, Public Works Director

Approved: *[Signature]*
RQ Construction, Inc., Contractor

Additional Appropriation Required: X
Yes No

Printed Name: Mike Patterson
Vice President

Original to: City Clerk
Copies to: Accounts Payable

Contractor

Inspector

File