

STAFF REPORT



ITEM NO. *9a*
CITY OF OCEANSIDE

DATE: April 11, 2007
TO: Honorable Mayor and City Councilmembers
FROM: Public Works Department
SUBJECT: **APPROVAL OF CHANGE ORDER AND ACCEPTANCE OF IMPROVEMENTS FOR THE OLD OPD JAIL DEMOLITION PROJECT**

SYNOPSIS

Staff recommends that the City Council approve Change Order 4 in the amount of \$7,570 to the agreement with Midwest Environmental Controls, Inc., for the Old OPD Jail Demolition project, to replace sections of wall which were found to have previously undetected structural deficiencies; accept the improvements constructed by Midwest Environmental Controls for the project; authorize the City Engineer to execute the change order; and authorize the City Clerk to file the Notice of Completion with the San Diego County Recorder.

BACKGROUND

On August 16, 2006, the City Council awarded a construction contract in the amount of \$232,087 to Midwest Environmental Control, Inc., of Riverside County for the demolition of the jail cells and accessory buildings at 1617 Mission Avenue. The work was completed in February 2007 as a prerequisite to a follow-on project to bring the building shell into compliance with current building codes and to prepare the building for future occupancy and use. The follow-on project anticipates development of 1617 Mission Avenue for 3,500 square feet of future City office space and 10,000 square feet for a veterans center.

The City has provided the veterans volunteers with the construction drawings for the City improvements to the building shell. The drawings will be submitted to the Building Department for review by the end of this month. With City Council approval, the project will be advertised and awarded for construction this summer. The building will be ready for occupancy approximately eight months after contract award.

ANALYSIS

Staff administratively approved Change Orders 1 through 3, which provided asbestos testing and removal, removal and replacement of a structurally unsound exterior wall, and removal of an additional shed building. Change Order 4 directed the contractor to replace

two additional sections of wall. They were discovered to have structural deficiencies when the wallboard or stucco covering them was removed. Approval of Change Order 4 is required because the cumulative total of all change orders is 11 percent of the original contract award amount.

FISCAL IMPACT

Total project expenses are estimated as follows:

Architectural design and City staff administrative cost (estimated)		\$40,000
Construction contract award	\$232,087	
Change Orders 1 through 4	<u>\$26,372</u>	
Total construction contract		<u>\$258,459</u>
Total costs		\$298,459

\$300,000 was originally budgeted in FY 04-05 for the project (503.835274) and the amounts unspent in each subsequent year were carried forward. Of that, \$100,000 was earmarked for the jail demolition project. An additional \$200,000 was appropriated for the Mission Avenue Fuel Site project (503.835220) in FY 06-07. Therefore, sufficient funds were available to complete the project.

INSURANCE REQUIREMENTS

The City's standard insurance requirements will be provided.

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 Change Order 4 in the amount of \$7,570 to the agreement with Midwest Environmental Controls, Inc., for the Old OPD Jail

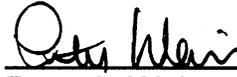
Demolition project, to replace sections of wall which were found to have previously undetected structural deficiencies; accept the improvements constructed by Midwest Environmental Controls for the project; authorize the City Engineer to execute the change order; and authorize the City Clerk to file the Notice of Completion with the San Diego County Recorder.

PREPARED BY:

SUBMITTED BY:



Gary Kellison
Senior Civil Engineer



Peter A. Weiss
Interim City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

Joseph Arranaga, Acting Deputy Public Works Director

Scott O. Smith, Acting City Engineer

Nita McKay, Financial Services Director

Exhibits A: Change Order 4



**CITY OF OCEANSIDE
CONTRACT CHANGE ORDER 4**

DATE February 1, 2007

PROJECT # (503) 835274

PROJECT TITLE: Old OPD Jail Demolition

CHANGE ORDER 4

PURCHASE ORDER # 835274

This change order provides for:

Demolish 192 sf of wall with stucco, and replace with a 2 x 6 stud-and-plywood shear wall. Cover the exterior wall surface with 30# black felt paper. Justification: This section of new exterior wall is called out as "save" on the demolition plans, but it is not adequate to remain in-place as a finished exterior wall (no concrete base curb or shear paneling).

Demolish 352 sf of mansard wall, and replace with a 2 x 6 stud-and-plywood shear wall. Cover the exterior wall surface with 30# black felt paper. Justification: The mansard (vertical exterior wall surface at the roof line) will have to be replaced later anyway because it doesn't align exactly with the new exterior wall, and it has too many pipe penetrations to patch.

Zero (0) working days shall be added to the contract time.

Total for Change Order #4

\$7,570.00

Contract amount:	\$232,087.00	90%
Prior Change Orders 1 to 3 4 3	\$18,802.00	7%
Change Order 3 4	<u>\$7,570.00</u>	<u>3</u>
Total	\$258,459.00	100%

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 0 days.

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

Contract Summary:

Initial Contract Amount: \$232,087.00
 Change Orders 1-4: \$26,372.00
 Total to Date: \$258,459.00

Approved: **CITY OF OCEANSIDE**

By: _____
Scott Smith, City Engineer

Approved: *DALE BRUHL*
Midwest Environmental Control, Contractor

Additional Appropriation Required: X
 Yes No

Printed Name: DALE BRUHL

Original to: **City Clerk**
 Copies to: **Accounts Payable** **Contractor** **Inspector** **File**