

STAFF REPORT



ITEM NO. 15
CITY OF OCEANSIDE

DATE: June 23, 2010

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **ACCEPTANCE OF THE 1617 MISSION AVENUE REMODEL PROJECT AND AUTHORIZATION FOR THE CITY CLERK TO FILE A NOTICE OF COMPLETION**

SYNOPSIS

Staff recommends that the City Council accept the improvements constructed by Avi-Con, Inc., dba CA Construction, of Riverside for the 1617 Mission Avenue Remodel project, and authorize the City Clerk to file a Notice of Completion with the San Diego County Recorder.

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 condition, at the time, the building shell could not be used because it did not meet current seismic and other structural code requirements that 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. The original professional services agreement was for the design of the Emergency Operations Center (EOC), however, due to lack of funding, the project sat dormant and was not carried forward until it was determined that the site would not be used for an EOC. Instead, the building would be retrofitted and used by VANC with some City office space.

On January 20, 2010, the City Council approved 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 authorized the City Engineer to execute the change orders.

On May 14, 2010, the remaining portion of the work was completed by TC Construction. This work included grading and repaving a portion of the parking lot. The work was completed under the annual street repaving program. Concurrently, staff is working to re-establish ground cover and vegetation around the site.

ANALYSIS

The remodel work strengthened the roof and exterior wall framing for earthquake resistance. A new interior wall along the Mission Avenue side of the building separates the interior space into two areas: 3,500 square feet on the north (Mission Avenue side) for City office space, and 10,000 square feet on the south side for interior improvements by VANC. The smaller office space was improved with a suspended ceiling, lighting, wall finish, carpeting, tile, and bathroom fixtures. The larger Veterans' use area is unfinished on the inside but ready for full Improvements by VANC.

The old fuel facility has been removed, including the underground storage tanks. All site sub-standard buildings have been demolished and the disturbed area of the parking lot has been repaved and striped. Parking lot and sidewalk improvements provide ADA-access to the front of the building.

FISCAL IMPACT

Direct Construction Costs:

Bid Award amount	\$749,000
Change Orders 1-13	\$155,008
Construction Administration & Inspection	\$ 59,920
Architect, (Nicoloff & Associates)	\$183,126
Construction Manager (Dudek)	<u>\$155,860</u>
Total Direct Construction	\$1,302,914

The Total Project funding and the funding sources are shown below:

Remediation (BU 907886100501)	\$461,726
Remodel (BU 907749300503)	\$972,011
Fuel Tank removal (BU 907522000503)	<u>\$ 91,673</u>
Total	\$1,525,410

Therefore, sufficient funds were 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

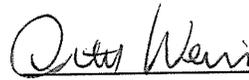
Staff recommends that the City Council accept the improvements constructed by Avi-Con, Inc., dba CA Construction, of Riverside for the 1617 Mission Avenue Remodel project, and authorize the City Clerk to file a Notice of Completion with the San Diego County Recorder.

PREPARED BY:



Ed Vasquez
Project Manager

SUBMITTED BY:



Peter A. Weiss
City Manager

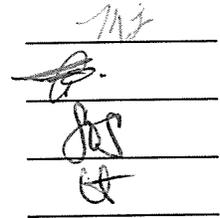
REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager

George Buell, Development Services Director

Scott O. Smith, City Engineer

Teri Ferro, Financial Services Director



Attachments:
Project Change Orders.

**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**

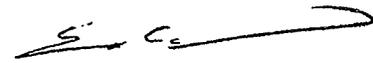
\$10,303.00

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	\$10,303.00	1.376%
Total	\$759,303.00	101.376%

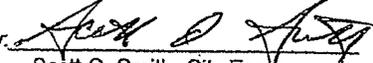
This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

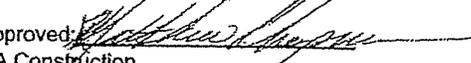
Cost Impact: **Increase: X** Decrease: No Change:

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

Approved: 
CA Construction

Printed Name: MATTHEW CHAPMAN

Contract Summary:

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

Additional Appropriation Required: _____
Yes No

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

**CITY OF OCEANSIDE
CONTRACT CHANGE ORDER**

Date: **October 23, 2009**

Acct#: **907749300503**

Project Title: **1617 Mission Ave Remodel**

Change Order# **5**

This change provides for:

Add demolition in Rms #106 & #107 and change doors and hardware per Nicoloff ASI #1-Item #1 dated 5-27-09 and COR 1.1 dated 7-1-09.	\$2,938.00
Add demolition and concrete for ADA access ramp at Door 111E per Nicoloff ASI #1-Item #3 dated 5-27-09 and COR 1.2 dated 7-16-09.	\$9,569.50
Delete Project Sign per COR #3 dated 5-22-09	(\$300.00)
Remove and dispose of existing CMU on bldg grid line 2 per Nicoloff RFI #23 response dated 5-20-09 and COR 6 dated 7-6-09.	\$2,395.09

TOTAL CONTRACT INCREASE \$14,602.59

Contract Amount:	\$749,000.00	100.000%
Prior Change Orders: #1 thru #4	<u>\$61,532.00</u>	<u>8.215%</u>
Subtotal	\$810,532.00	108.215%
Change Order: #5	<u>\$14,602.59</u>	<u>1.950%</u>
Total	\$825,134.59	110.165%

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.

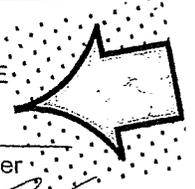
Cost Impact: **Increase: X** Decrease: No Change:

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 5	<u>\$76,134.59</u>
Total Contract to Date:	\$825,134.59

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: **October 23, 2009**

Acct#: **907749300503**

Project Title: **1617 Mission Ave Remodel**

Change Order# **6**

This change provides for:

Add wall framing for shear wall at bldg grid line 2 per Nicoloff RFI #23 response dated 5-20-09 and COR 9 dated 7-16-09.	\$5,500.00
Add concrete and rebar at wall footing for bridging electrical conduit per Nicoloff RFI #32 response dated 7-1-09 and COR 10.1 dated 8-18-09.	\$2,913.00
Add concrete and rebar at wall footing for plumbing piping per Nicoloff RFI #35.1 response dated 6-29-09 and COR 12 dated 8-10-09.	\$7,086.00
Relocate existing roof drain and piping located at the Lobby per Nicoloff RFI #31 response dated 6-24-09 and COR 13 dated 8-10-09.	\$573.00

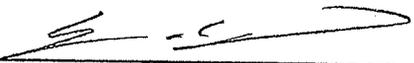
TOTAL CONTRACT INCREASE	\$16,072.00
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Contract Amount:	\$749,000.00	100.000%
Prior Change Orders: #1 thru #5	\$76,134.59	10.165%
Subtotal	\$825,134.59	110.165%
Change Order: #6	\$16,072.00	2.146%
Total	\$841,206.59	112.311%

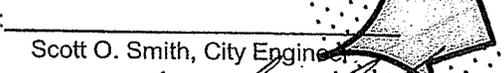
This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

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

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

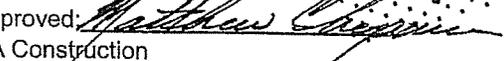
Recommended by: 
Ed Vasquez, Project Manager

Approved: CITY OF OCEANSIDE

By: 
Scott O. Smith, City Engineer

Contract Summary:

Initial Contract Amount:	\$749,000.00
Change Orders: 1 thru 6	\$92,206.59
Total Contract to Date:	\$841,206.59

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: **January 14, 2010**

Acct#: **907886100501**

Project Title: **1617 Mission Ave Remodel**

Change Order# **12**

This change provides for:

Add Plumbing Stub Outs for Future Sink in Suite A per COR 31	\$456.75
Add Temp Power to Gate Operators and Fuel Pump per COR 32	\$2,063.27
Disconnect Comm Cables at Tower for Demolition per COR 33	\$328.90
Add Electrical Grounding per COR 35	\$1,793.55

TOTAL CONTRACT INCREASE	\$4,642.47
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Contract Amount:	\$749,000.00	100.000%
Prior Change Orders: #1 thru #11	<u>\$147,720.69</u>	<u>19.722%</u>
Subtotal	\$896,720.69	119.722%
Change Order: #12	<u>\$4,642.47</u>	<u>0.620%</u>
Total	\$901,363.16	120.342%

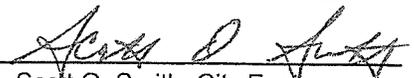
This Change Order shall include all general contractor's overhead, profit and incidentals, and the contractor shall not be entitled to any additional payment regarding this Change Order.

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 12	<u>\$152,363.16</u>
Total Contract to Date:	\$901,363.16

Approved: 
CA Construction
Printed Name: Jawsb Avila

Additional Appropriation Required: X
Yes No

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

