



COUNTY OF HUMBOLDT

AGENDA ITEM NO.

C27

For the meeting of: February 6, 2018

Date: January 17, 2018

To: Board of Supervisors

From: Thomas K. Mattson, Director of Public Works *RT For TKM*

Subject: Humboldt County Eureka Veterans Memorial Building Seismic Repair Project, Change Order Number. 3.0, Project Number. 210502, DSR (Disaster Survey Report) 2987, 2946, 3401

RECOMMENDATION:

That the Board of Supervisors:

1. Authorize the Public Works Director to sign Change Order Number. 3.0 for a \$219,089.26 cost increase.

SOURCE OF FUNDING:

The Capital Project Trust (2012 Finance Plan)

California Governor's Office of Emergency Services (Cal-OES)

Interim financing to be done through the Investment Pool as approved in the Investment Policy revision dated April 12, 2016. Long term financing will be through a public issuance of tax exempt obligations once the projects have been completed (anticipated to be late in calendar 2019).

DISCUSSION:

On April 18, 2017, the Board of Supervisors authorized the Humboldt County Eureka Veterans

Prepared by Jake Johnson

CAO Approval *Helen Chaves*

REVIEW: Auditor Kpd County Counsel Sm Personnel _____ Risk Manager _____ Other _____

TYPE OF ITEM:
 Consent
 Departmental
 Public Hearing
 Other _____

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor *Wilson* Seconded by Supervisor *Bass*
Ayes *Bass, Fennell, Sunaberg, Bohn, Wilson*
Nays _____
Abstain _____
Absent _____

PREVIOUS ACTION/REFERRAL:

Board Order No. H-3; C-18; D-15; C-16

Meeting of: 4/10/12; 9/25/12; 4/19/16; 4/18/17

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 2/6/18

By: *[Signature]*
Kathy Hayes, Clerk of the Board

Memorial Building Seismic Repair Project award to Adams Commercial General Contracting, Inc. in the amount of \$6,848,000 and a four hundred and fifty (450) calendar day completion schedule.

The scope of construction work includes all work necessary to bring the building up to current building code standards. In addition to repairing seismic damage and making structural improvements, the project includes eliminating Americans with Disabilities Act of 1990 (ADA) accessibility barriers, improving the life-safety and exiting systems of the building, performing hazardous materials abatement, installing fire sprinklers throughout and replacing mechanical and electrical equipment with new equipment to meet building code requirements. All work and upgrades are related to building code requirements and is work that will need to happen in any event to bring the building up to code. The project is designed to rehabilitate the historic facility and provide for safe and efficient use into the future. In addition to new concrete steel and wood structural reinforcements, repairs generally utilized epoxy injection and high strength non-shrink grouting methods. Repair circumstances are described by crack or spall size, location or both and associated costs are determined by unit pricing based on actual lineal footage or volume of repair area.

The actual lineal footage of cracks and areas of spalling are greater than initially estimated prior to bidding and award. The increase in cost for construction is directly related to the cost necessary for proper seismic repairs using methods described in the construction documents. It was anticipated that additional costs would be encountered during construction, which is the rationale for establishing unit pricing. Additional accessibility issues were discovered during the course of construction and require additional work to make public use areas accessible. Deviations from the original 1930 era drawings and anticipated construction methods and detailing have made a number of changes necessary to resolve structural and architectural issues.

Change Order (CO) Numbers 1.0 and 2.0 were processed previously through the Public Works Department and consisted of additional work in the basement to resolve sub-surface water intrusion issues, additional hazardous materials abatement, additional seismic bracing, preliminary work to remediate an underground heating oil tank discovered during the course of construction, and changes to roofing materials and details. The cost of these change orders were CO 1.0 \$129,022.02 & CO 2.0 \$79,847.02, and CO 1.0 increased the contract time by thirty-three (33) days for a total of four hundred and eighty-three (483) days and \$208,869.04 for both Change Orders.

Change Order Number. 3.0 provides for the additional seismic crack and spall repair work, additional accessibility revisions, additional hazardous materials abatement and additional minor plumbing and electrical reconfiguration. Change Order Number. 3.0 will increase the construction cost by \$219,089.26 with no additional changes to the construction schedule.

Approval of Change Order Number. 3.0 will result in a revised total contract sum of \$7,275,958.30 and a total of four hundred and four (483) calendar days for the construction schedule.

Change Order Number. 3.0 will be reviewed by Cal-OES and is expected to be accepted as fair and reasonable for the work described and included in the eligible project cost prior to project close-out. It is anticipated that Cal-OES will cover seventy-five percent (75%) plus ten percent (10%) of the seventy-five (75%) percent of the cost of the change order. In the event that Cal-OES does not provide matching funds, the cost of Change Order Number. 3.0

can be funded through Capitalization Fund 4492 savings/reductions in other seismic projects recently completed by the county. Therefore, it is recommended that the Board of Supervisors authorize the Public Works Director to sign Change Order Number. 3.0.

The anticipated adjusted overall costs for the project are \$9,229,592.

FINANCIAL IMPACT:

All expenditures related to the requested change order should be offset by expected revenues from Cal-OES seventy-five percent (75%) and required county match funding of twenty-five percent (25%). It is anticipated that there are sufficient funds in the project budget to cover these project costs. There should be no impact to the General Fund.

The project conforms to the Board of Supervisors' Core Roles of providing and maintaining county infrastructure to enhance safety of county facilities.

OTHER AGENCY INVOLVEMENT:

Cal-OES

ALTERNATIVES TO STAFF RECOMMENDATIONS:

Not proceed with undertaking additional earthquake damage repairs. This is not recommended as the earthquake damage repairs in the above-named project are necessary to provide a safe and accessible environment for both staff and the public.

ATTACHMENT:

1. Change Order Number. 3.0, 2 pages, dated 12/14/2017

CHANGE ORDER

**OWNER'S REPRESENTATIVE - Humboldt County Public Works • 1106 Second Street • Eureka, CA 95501 •
Ph. (707) 445-7493 Fax 445-7409**

PROJECT:	Eureka Veterans Memorial Building Seismic Repairs Project
	1018 H St., Eureka, CA 95501
	Project No. 210502
FROM:	
CONTRACTOR:	Adams Commercial General Contracting, Inc.
	217 E St., Eureka, CA 95501
	Ph. 707-443-6000

CHANGE ORDER NO:	3
Date:	12/14/2017
Original Completion Date:	09/05/2018
Current Completion Date:	10/08/2018
Revised Completion Date:	10/08/2018
Cc:	
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DESCRIPTION of CHANGE:

CP No.	Description	Cal. Days	Amount
020.0	Per recommendation from Durolast manufacturer and attached Proposals, labor and materials to fill angled void at back side of parapet.	0	\$ 3,752.60
021.0	Per RFI-048 and attached Proposals, relocate beam @ Elevator.	0	\$ 2,693.90
023.0	Per Field Order 6.0 and attached Proposal, labor and materials for repair of additional Spalling and Cracking.	0	\$ 19,759.80
024.0	Per RFI-044 and attached Proposal, additional costs to provide revisions to Beam Details.	0	\$ 3,189.22
025.0	Per FO 5.0, LOI 8.0, RFI-039, and attached Daily Work Reports, labor and materials to abate Lead paint from existing steel for new welding work.	0	\$ 22,896.50
026.1	Per RFCP 7.0, LOI13.0, and attached Proposals, labor and materials to replace existing Main level vinyl windows with accessible windows.	0	\$ 128,549.22
027.0	Per RFI-060 and attached Proposals, labor and materials to in/fill holes in walls.	0	\$ 2,766.23
028.0	Per RFCP 10.0, RFI-063, and attached Proposals, labor and materials to provide and install +1- 560 Simpson Connectors @ Ceilings Joists.	0	\$ 3,780.32
029.0	Per FO 7.0 and attached Daily Extra Work Report dated 11/19/17, labor and materials for additional excavation @ new sump pump.	0	\$ 6,388.91
030.0	Per RFI-053 and attached Proposal, labor and materials to fabricate (3) new Brackets @ rebar.	0	\$ 597.70
032.0	Per FO 4.0 and attached Proposal, remove and dispose of (2) Fireplace Liners containing asbestos.	0	\$ 1,760.00
033.0	Per FO 8.0 labor and materials for additional Epoxy Injection and Finishing @ Crack repair. 32 ft @ \$145.00 /ft.	0	\$ 4,640.00
034.0	Per engineer request and attached proposal, labor and materials to repair cracked parapet walls.	0	\$ 17,757.26
035.0	Per RFI-058 and attached proposal, labor and materials to add exit light @ Entry.	0	\$ 557.60
TOTAL		0	\$ 219,089.26

ADJUSTMENT of CONTRACT SUM

Original Contract Sum:	\$ 6,848,000.00
Prior Adjustments:	\$ 208,869.04
Contract Sum Prior to this Change:	\$ 7,056,869.04
Adjustment for this Change:	\$ 219,089.26
 Revised Contract Sum:	 \$ 7,275,958.30

ADJUSTMENT of CONTRACT TIME

Original Contract Time:	450 (days)
Prior Adjustments:	33 (days)
Contract Time Prior to this Change:	483 (days)
Adjustment for this Change:	0 (days)
 Revised Contract Time:	 483 (days)

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Contractor waives any claim for further adjustments of the Contract Sum and Contract Time related to the above described change in the work.

ARCHITECT
Recommended by:

OWNER'S REPRESENTATIVE
Recommended by:

_____ Date

_____ Date

CONTRACTOR
Accepted by:

OWNER
Approved by:

_____ Date

Public Works Director _____ Date