



COUNTY OF HUMBOLDT


AGENDA ITEM NO.

C17

For the meeting of: May 22, 2018

Date: May 15, 2018

To: Board of Supervisors

From:  Thomas K. Mattson, Director of Public Works

Subject: Humboldt County Eureka Veterans Memorial Building Seismic Repair Project, Change Order Number. 4.0, Project Number. 210502, DSR (Disaster Survey Report) 2987, 2946, 3401, 3724

RECOMMENDATION:

That the Board of Supervisors:

1. Authorize the Public Works Director to sign Change Order Number. 4.0 for a \$84,247.36 cost increase.


SOURCE OF FUNDING:

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 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

Prepared by Jake Johnson 

CAO Approval 

REVIEW:

Auditor CN County Counsel _____ Personnel _____ Risk Manager _____ Other _____

TYPE OF ITEM:

☒ Consent
☐ Departmental
☐ Public Hearing
☐ Other _____

PREVIOUS ACTION/REFERRAL:

Board Order No. H-3; C-18; D-15; C-16; C-27

Meeting of: 4/10/12; 9/25/12; 4/19/16; 4/18/17; 2/6/18

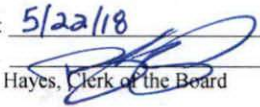
BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Bass Seconded by Supervisor Fennell

Ayes Bass, Fennell, Sundberg, Bohn, Wilson
Nays _____
Abstain _____
Absent _____

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

Dated: 5/22/18

By: 
Kathy Hayes, Clerk of the Board

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 to be 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, 2.0 and 3.0 were processed previously 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 the three previous change orders was \$427,958.30, and the contract time was increased by thirty-three (33) days for a total of four hundred and eighty-three (483) days. A supplemental DSR was processed through Cal-OES for these three change orders adding \$409,322 to their obligation towards the Seismic Repair Projects.

Change Order Number. 4.0 provides for the additional structural reinforcement, additional accessibility revisions, additional weatherproofing and additional minor plumbing and electrical reconfiguration. Change Order Number. 4.0 will increase the construction cost by \$84,247.36 with no additional changes to the construction schedule.

Approval of Change Order Number 4.0 will result in a revised total contract sum of \$7,360,205.66 and a total of four hundred and four (483) calendar days for the construction schedule.

Change Order Number. 4.0 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 75% plus 10% of the 75% of the cost of the change order. In the event that Cal-OES does not provide matching funds, the cost of Change Order Number 4.0 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. 4.0.

The anticipated adjusted overall costs for the project are \$8,814,375.

FINANCIAL IMPACT:

All expenditures related to the requested change order should be offset by expected revenues from Cal-OES in the amount of \$63,185.52 (75%) and required County match funding of \$21,061.84 (25%). It is anticipated that there are sufficient funds in the project budget to cover these project costs. Capitalization Fund 4492 will be utilized to cover any expenditure not covered through available financing sources. 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. 4.0, 2 pages, dated 4/2/2018

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:	4
Date:	4/2/2018
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
012.2	Per RFCP 1.0 and attached revised Proposals, Labor and Materials for Item 6- HVAC Seismic Bracing Revisions @M2.	0	\$ 27,365.06
031.0	Per RFI-072 and attached Proposal, labor and materials to apply detail 10/S4.21 in ten Sections 13.6/4 & 13.6/7.	0	\$ 1,667.25
036.0	Per RFCP 11.0, RFI-045, and attached Proposal, labor and materials to modify existing 24" beam in basement.	0	\$ 6,390.62
037.1	Per Owner request, RFI-076, and attached Proposal, labor and materials to clean and prep Basement walls, and apply Xypex Waterproofing per attached Revised Sketch and Product Data.	0	\$ 11,810.46
038.0	Per RFI-062 and attached proposals, labor and materials to reinforce existing framing @ Memorial Hall Ceiling.	0	\$ 2,169.09
039.0	Per RFI-092.1 and ASK 24.1, labor and materials for additional non-structural metal framing and additional drywall hanging and taping.	0	\$ 1,302.27
041.0	Per RFI's 071, 074, and attached Proposals, labor and materials for new connection details as indicated.	0	\$ 713.44
043.0	Per RFI 059 and attached proposal, relocate existing switches and outlets as indicated for accessibility.	0	\$ 4,592.85
044.0	Per owner request, provide new 3'0" x 2'6" roof hatch per attached.	0	\$ 1,292.50
045.0	Per RFI-087.1 and attached Proposals, labor and materials for Light Fixture Revisions as indicated.	0	\$ 4,046.35
046.0	Per RFCP 12.0, LOI's 25 & 25.1, and attached proposals, labor and materials for revisions to Basement Bar.	0	\$ 4,830.53
047.0	Per RFCP-9.0 and attached Proposals, labor and materials for headwall detail revisions for venting skylight area.	0	\$ 3,496.30
048.0	Per LOI-34.0 and attached Proposals, labor and materials to provide and install Walk-Off Mat @ Basement Hallway.	0	\$ 2,908.58
049.0	Per F0-3.0 and attached Proposal, labor and materials for Rot Repair@ Roof Deck.	0	\$ 7,040.13
053.0	Per LOI 31.1 and attached Proposal, labor and materials to revise Range hood and Switch Locations.	0	\$ 378.91
055.0	Per RFI-108, labor and materials to revise toilets in women's restroom to wall-hung.	0	\$ 4,243.02
TOTAL		0	\$ 84,247.36

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ADJUSTMENT of CONTRACT SUM

Original Contract Sum:	\$ 6,848,000.00
Prior Adjustments:	\$ 427,958.30
Contract Sum Prior to this Change:	\$ 7,275,958.30
Adjustment for this Change:	\$ 84,247.36
Revised Contract Sum:	\$ 7,360,205.66

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)

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:

Date

OWNER'S REPRESENTATIVE

Recommended by:

Date

CONTRACTOR

Accepted by:

Date

OWNER

Approved by:

Public Works Director

Date