



COUNTY OF HUMBOLDT

Legislation Text

File #: 19-481, **Version:** 1

To: Board of Supervisors

From: Public Works

Agenda Section: Consent

SUBJECT:

Humboldt County Eureka Veteran's Memorial Building Seismic Repair Project, Change Order Number 6.0, Project Number 210502, Disaster Survey Report 2987, 2946, 3401, 3724 (4/5 Vote Required)

RECOMMENDATION(S):

That the Board of Supervisors:

1. Approve, and authorize the Public Works Director to execute, Change Order Number 6.0 for a \$358,360.77 cost increase and a time extension of one hundred eighty-one (181) calendar days (4/5 vote required);
2. Approve use of 2016 Finance Plan funding for the Eureka Veteran's Memorial Seismic Repair Project for \$166,890.00 to secure the county's anticipated 25 percent match requirement and ineligible costs; and
3. Adopt the attached supplemental budget for fiscal year 2018-2019 (4/5 vote required).

SOURCE OF FUNDING:

California Governor's Office of Emergency Services; 2016 Finance Plan

DISCUSSION:

On April 18, 2017, the Board of Supervisors awarded the Humboldt County Eureka Veteran's Memorial Building Seismic Repair Project to Adams Commercial General Contracting, Inc. in the amount of \$6,848,000.00 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 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 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 increase in cost for construction is directly related to the work necessary to repair and restore the building as a result of making the 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 for some items such as concrete crack and spall repair. Additional accessibility issues were encountered during the course of construction and require additional work to make public use areas accessible, including, without limitation, widened doorways, accessible hardware and accessibility to trash enclosure areas. Deviations from the original 1930 era drawings and anticipated construction methods and detailing have made a number of changes necessary to resolve unanticipated structural, mechanical, electrical and architectural issues.

Change Order Numbers 1.0 through 5.0 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, removal and remediation of an underground heating oil tank discovered during the course of construction, re-routing of heating, ventilation, air conditioning and plumbing components to avoid structural components and changes to roofing materials and details. The cost of the five (5) previous change orders was \$859,243.74, and the contract time was increased by one hundred six (106) days for a total of five hundred and fifty-six (556) days. Supplemental Disaster Survey Report (DSR) Number 3724 was processed through the California Governor's Office of Emergency Services (Cal-OES) for Change Order Numbers 1.0 through 3.0 adding \$409,322.00 to their obligation towards the Seismic Repair Projects. Change Order Numbers 4.0 and 5.0 will be included with Change Order Number 6.0 in an anticipated supplemental DSR.

Each previous change order aggregated a large number of smaller, integral portions of work and changes to the work that were necessary during the course of construction and required timely execution. Many of the additional concrete repair tasks were included as unit costs and were bid at the time of the original project bid. These change orders were processed according to the requirements of both the construction agreement and the California Government Code.

Change Order Number 6.0 provides for the installation of new accessible sidewalks and site flatwork required to make the approaches to the building accessible, grading and paving of the alley behind the building, additional accessibility revisions, replacement of damaged and missing historic elements of the building, replacement of some components found to be too deteriorated for reuse and additional minor plumbing and electrical reconfiguration. Change Order Number 6.0 will increase the construction cost by \$358,360.77 to a total contract sum of \$8,065,604.51, and increase the construction schedule by one hundred eighty-one (181) calendar days to a total of seven hundred and thirty-seven (737) calendar days.

Change Order Number 6.0 combines a number of necessary modifications and changes to previously bid work and systems that arose as a result of unforeseen conditions in the existing building and on the project site. These changes to the work are both additive and deductive, the nature of which are all integral to the timely progress of the project. For these changes to be aggregated and bid separately rather than processed as a single change order under the terms of the existing construction agreement

would necessitate an inordinate amount of delay and cost. Construction work would be required to cease for a number of weeks or months while documents are prepared and the public bidding process performed, with compensable delay time being added to the overall construction contract as a result. This would likely negate any minor savings that may be realized through a separate bid process and would constitute an impractical method for administering the construction work. Additionally, the possibility of a separate general contractor or subcontractor taking over installation of portions of systems or areas of work would negate or complicate the administration of any warranties for the work, which would create an undesirable outcome for the county.

Change Order Number 6.0 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 percent of the eligible costs plus 10 percent of the 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 6.0 will need to be funded through proceeds derived from the 2016 Finance Plan. A request was made to the County Administrative Officer on March 22, 2019, to approve funding in the amount of \$166,890 from the 2016 Finance plan. This request was approved on March 22, 2019. Therefore, it is recommended that the Board of Supervisors approve, and authorize the Public Works Director to execute, Change Order Number 6.0 without obtaining bids for the work covered thereby.

The anticipated adjusted overall design and construction costs for the project are \$9,541,143.00.

FINANCIAL IMPACT:

All expenditures related to Change Order Number 6.0 should be offset by expected revenues from Cal-OES in the amount of \$191,470.55 (75 percent of eligible costs) and required county match funding of \$63,823.52 (25 percent of eligible costs) plus ineligible costs of \$103,066.70, including alley paving and extended general conditions due to accessibility.

STRATEGIC FRAMEWORK:

The recommended actions support the Board of Supervisors' Strategic Framework by providing and maintaining county infrastructure to enhance safety of county facilities.

OTHER AGENCY INVOLVEMENT:

California Governor's Office of Emergency Services

ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board may choose not to proceed with undertaking the additional earthquake damage repairs covered by Change Order Number 6.0. However, this alternative is not recommended as the earthquake damage repairs covered by Change Order Number 6.0 are necessary to provide a safe and accessible environment for both staff and the public.

ATTACHMENTS:

1. Change Order Number 6.0, 3 pages, dated 3/20/2019
2. Supplemental Budget - Eureka Vets CO 6.0

PREVIOUS ACTION/REFERRAL:

Board Order No.: H-3; C-18; D-15; C-16; C-27; C-17; 18-1268

Meeting of: 4/10/12; 9/25/12; 4/19/16; 4/18/17; 2/6/18; 5/22/18; 10/9/18