



STAFF REPORT

CITY COUNCIL OF THE CITY OF SAUSALITO

AGENDA TITLE:

Review and Approval of Change Order #1 for Sausalito Public Safety Facilities Project

RECOMMENDED MOTION:

Adopt a Resolution of the City Council of the City of Sausalito Approving and Authorizing the City Manager to Execute Change Order No. 1 to the Contract with Alten Construction Inc. for Construction of the Public Safety Facilities Project.

SUMMARY

Alten Construction Inc. has submitted three Change Order Requests totaling \$88,139.60. Swinerton Management & Consulting, Glass Architects and staff of the City of Sausalito have reviewed the Change Order Requests and find that the requests and the amounts are justified and that Alten Construction Inc. is entitled to request and receive the additional funds.

BACKGROUND

Alten Construction Inc. (the City's General Contractor on the Public Safety Facilities Project) was issued a Notice to Proceed on October 6th, 2008. During the course of the initial phases of construction, Alten has encountered situations that were either not clearly outlined, or were entirely unforeseen, and has diligently performed additional work as authorized and issued Change Order Requests to the City of Sausalito for review and consideration. They are detailed as follows:

Change Order Request – 001

Associated with Removal of Underground Tanks - \$75,768.60 (COR-001)

This Change Order Request is related to the underground tanks that were discovered and subsequently removed from the Fire Department site. COR-001 includes costs for the off-haul of the soil from the excavation, time for the sub-contractor to remove the soil, and delay time for equipment that sat idle while the City went through the process of the tank removal. The attached COR-001 detail contains copies of truck tags and manifests for the soil off-haul, and contains work tickets for the sub-contractor. SMC, Glass Architects and staff of the City of Sausalito have reviewed the Change Order Request and confirm that the amount requested is justified.

Change Order Request – 002 (COR-002) has been received and responded to and is not a part of this item for Council action. A report or recommendation for action regarding the disposition of COR-002 will be provided to Council once review and consideration is complete.

Change Order Request – 003

Removal and Storage of Street Lights at Job Site - \$11,286.00 (COR-003)

Two Marbelite™ streetlights were removed and stored for future re-use at the site. One of these lights was removed because it will be moved to a new location in front of the PD as part of construction. Both lights were removed to protect them from potential damage during the course of construction, as they are irreplaceable. The streetlight power is a high voltage series circuit necessitating assistance, observation and power cut-off from PG&E. Because, Republic Electric has the equipment and expertise to best protect the streetlights of Sausalito, Alten was asked to coordinate its subcontractor, Leslie Electric with Republic Electric. With concurrence from City Staff that doing so would provide best value to the City, Republic Electric acted as a sub-contractor to Leslie Electric. The associated costs have been reviewed by SMC, Glass Architects and City staff and are acceptable.

Change Order Request – 004

Demolition and removal of concrete footing, including backfill, from Fire Department site - \$1,085.00 (COR-004)

An exposed footing along the eastern perimeter of the Fire Department site needed to be removed to allow for future improvements in that area. The footing was not designated in the Construction Plans as requiring removal, therefore Alten did not include the demolition and removal in their original Bid. It was later confirmed that this footing would need to be removed. Alten, using their sub-contractor Peak Engineering, demolished and off-hauled the footing. SMC, Glass Architects and staff of the City of Sausalito have reviewed this COR and the costs associated and confirm that the amount is justified.

Upon review and approval of the above mentioned Change Order Requests, Change Order No. 1 will be generated and will be included in Alten's next Pay Application request.

ISSUES

No issues have been identified with the contemplated action.

FISCAL IMPACT

Approval of Change Order No. 1 will result in a deduction of \$88,139.60 from the construction contingency encumbrance of the General Obligation Bond Funds for this Project.

STAFF RECOMMENDATIONS

Staff, Swinerton Management & Consulting and Glass Architects recommend that the City Council approve and authorize the City Manager to execute Change Order No. 1 to the Contract

Contract with Alten Construction Inc. for Construction of the Public Safety Facilities Project in the amount of \$88,139.60

ATTACHMENTS

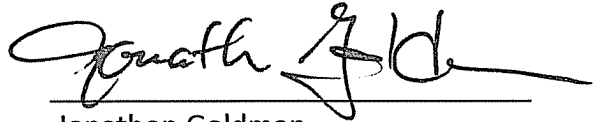
1. Resolution No. ___ of the City Council of the City of Sausalito Approving and Authorizing the City Manager to Execute Change Order No. 1 to the Contract with Alten Construction Inc. for Construction of the Public Safety Facilities Project
2. Alten COR 001 – Tank Removal
3. Alten COR 003 – Removal and relocate streetlights
4. Alten COR 004 – Demo and removal of footing
5. Bond Funds- Purchase Order Approval

PREPARED BY:

REVIEWED BY:



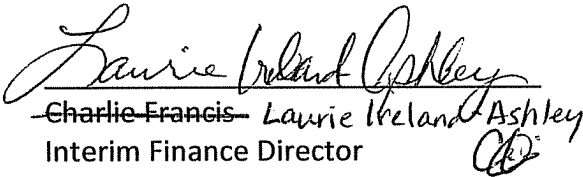
Loren Umbertis
Swinerton Management & Consulting



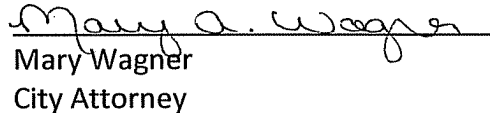
Jonathon Goldman
Director of Public Works

REVIEWED BY:

REVIEWED BY:



~~Charlie Francis~~ Laurie Ireland Ashley
Interim Finance Director



Mary Wagner
City Attorney

SUBMITTED BY:

Adam W. Politzer
City Manager

RESOLUTION No. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAUSALITO
APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE
ORDER NO. 1 TO THE AGREEMENT WITH ALTEN CONSTRUCTION, INC. FOR
SAUSALITO PUBLIC SAFETY FACILITIES PROJECT NEW CONSTRUCTION
DATED THE 6TH DAY OF OCTOBER, 2008**

WHEREAS, by minute order adopted on the 23rd day of September, 2008 the City Council of the City of Sausalito awarded Alten Construction, Inc. of Richmond, California (“Alten”) a contract for BID NUMBER F-141, THE SAUSALITO PUBLIC SAFETY FACILITIES PROJECT NEW CONSTRUCTION (the “Project”), and

WHEREAS, the Contract for the Project was fully executed the 6th day of October, 2008 and Notice to Proceed issued, and

WHEREAS, during the course of the initial phases of construction of the Project, Alten has encountered situations that were either not clearly outlined, or were entirely unforeseen, and has diligently performed additional work as authorized by the City under the terms of the Contract, and

WHEREAS, Alten, in conformance with the Contract has issued Change Order Requests numbered COR-001, COR-003 and COR-004 to the City of Sausalito for review and consideration, and

WHEREAS, the City’s Architect for the Project, Glass Architects, its Construction Manager, Swinerton Management & Consulting, its contract Bond Accountant, and the City’s Director of Public Works, have reviewed and considered said Change Order Requests and confirmed that they are justified, equitable, and otherwise in order, and recommend that the City Council approve said requests as CHANGE ORDER No. 1 to said Contract in the amount of \$88,139.60 (EIGHTY-EIGHT THOUSAND ONE-HUNDRED THIRTY-NINE AND 60/100 DOLLARS), and

WHEREAS, the findings above warrant City Council approval.

NOW, THEREFORE, the City Council of the City of Sausalito does hereby resolve as follows:

1. CHANGE ORDER No. 1 (which incorporates Alten Change Order Requests numbered COR-001, COR-003 and COR-004 by reference hereunder), in the amount of \$88,139.60 (EIGHTY-EIGHT THOUSAND ONE-HUNDRED THIRTY-NINE AND 60/100 DOLLARS), to the Contract dated the 6th day of October, 2008 between Alten Construction Inc. and the City of Sausalito, is hereby approved.

2. The City Manager is authorized to execute said CHANGE ORDER No. 1 on behalf of the City.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Sausalito on the 10th day of February, 2009, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSTAIN: Councilmembers:

Mayor, City of Sausalito

ATTEST:

City Clerk

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Change Order Request Summary

Alten Construction Inc.

720 12th Street
 Richmond, CA 949801
 Tel: (510) 234-4200
 Fax: (510) 234-4402

G.C. Request No. CO-001
 RFI No.
 Other Request Type. PCO
 Other Request No.
 Package No.

Project: Sausalito Fire & Safety
Description: Tank Removal

Project No.: 28011

Scope of Change (Indicate the basis, the location, and the scope change):

This change order is for the cost associated with the removal of fuel tanks discovered under the existing fire station.

Cost Summary:

1	General Contractor's Cost Breakdown		
	a. Labor	6,041.60	
	b. Material		
	c. Tax (material)		
	d. Equipment		
	e. Other items		
2	Subcontractors' Subtotal (see attachment)	61,926.00	
3	Total profit and overhead	6,170.00	
4	Bonds and Insurance at 2.2% of total	1,631.00	
5	Change Order Request Total Cost	75,768.60	

Above prices subject to cost changes if not accepted in 14 days. It is mutually agreed that, if job escalation is required, a loss of productivity will result and reimbursement will be due.

Notwithstanding any other provision of this change order, the following are not waived or released and all rights are reserved with respect to: (1) extensions of time in connection with the above work; and (2) items omitted from or not priced in the proposal, including items not specifically described, costs of associated delays, disruption, acceleration, impacts on other work, etc.

No work will commence on the above until written authorization has been received in our office.

Adjustment of the Contract Sum: 75,768.60

ACI Project Manager: _____ Date: _____ ACI Management: _____ Date: _____

Owner's Response: Accept: Reject: _____ Other: _____

Signature: [Signature] Title: DIR PW Date: 3 FEB 09
COUNCIL OF 10 FEB 09

[Signature] OK 1.29.09

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Change Order Request Summary

Alten Construction Inc.

720 12th Street
 Richmond, CA 949801
 Tel: (510) 234-4200
 Fax: (510) 234-4402

G.C. Request No. CO-003
 RFI No.
 Other Request Type. PCO
 Other Request No.
 Package No.

Project: Sausalito Fire & Safety

Project No.: 28011

Description: Added High Voltage Work and Removal of Street Lights

Scope of Change (Indicate the basis, the location, and the scope change):

This CO is for the cost associated with removing and storing the street lights to be relocated later. The lights were deemed irreplaceable and so the decision was made to protect them during heavy construction. The work included coordinating with PG&E and Republic Electric to relocate 5KV power into (2) traffic rated temp boxes.

Cost Summary:

1	General Contractor's Cost Breakdown		
a.	Labor		
b.	Material		
c.	Tax (material)		
d.	Equipment		
e.	Other items		
2	Subcontractors' Subtotal (see attachment)	10,178.00	
3	Total profit and overhead	865.00	
4	Bonds and Insurance at 2.2% of total	243.00	
5	Change Order Request Total Cost	11,286.00	

Above prices subject to cost changes if not accepted in 14 days. It is mutually agreed that, if job escalation is required, a loss of productivity will result and reimbursement will be due.

Notwithstanding any other provision of this change order, the following are not waived or released and all rights are reserved with respect to: (1) extensions of time in connection with the above work; and (2) items omitted from or not priced in the proposal, including items not specifically described, costs of associated delays, disruption, acceleration, impacts on other work, etc.

No work will commence on the above until written authorization has been received in our office.

Adjustment of the Contract Sum: 11,286.00

ACI Project Manager: _____ Date: _____ ACI Management: _____ Date: _____

Owner's Response: Accept: Reject: Other:

Signature: Title: DIR/PW Date: 3 FEB 09
COUNCIL OF 10 FEB 09

OK 1.29.09

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Change Order Request Summary

Alten Construction Inc.
 720 12th Street
 Richmond, CA 949801
 Tel: (510) 234-4200
 Fax: (510) 234-4402

G.C. Request No. CO-004
 RFI No.
 Other Request Type. PCO
 Other Request No.
 Package No.

Project: Sausalito Fire & Safety
Description: Demo of Additional (E) Footing

Project No.: 28011

Scope of Change (Indicate the basis, the location, and the scope change):

This is for the cost associated with the demo of an (E) footing next to the existing building. Cost includes the demo and removal of the footing and back filling the hole it created.

Cost Summary:

1	General Contractor's Cost Breakdown	
a.	Labor	_____
b.	Material	_____
c.	Tax (material)	_____
d.	Equipment	_____
e.	Other items	_____
2	Subcontractors' Subtotal (see attachment)	979.00
3	Total profit and overhead	83.00
4	Bonds and Insurance at 2.2% of total	23.00
5	Change Order Request Total Cost	1,085.00

Above prices subject to cost changes if not accepted in 14 days. It is mutually agreed that, if job escalation is required, a loss of productivity will result and reimbursement will be due.

Notwithstanding any other provision of this change order, the following are not waived or released and all rights are reserved with respect to: (1) extensions of time in connection with the above work; and (2) items omitted from or not priced in the proposal, including items not specifically described, costs of associated delays, disruption, acceleration, impacts on other work, etc.

No work will commence on the above until written authorization has been received in our office.

Adjustment of the Contract Sum: 1,085.00

ACI Project Manager: _____ Date: _____ ACI Management: _____ Date: _____

Owner's Response: Accept: Reject: _____ Other: _____

Signature: [Signature] Title: DIR PUN Date: 3 FEB 09

CC OF 10 FEB 09

[Signature] OK 1.29.09

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Requisitions Proof List

Date: 02/04/2009
Time: 09:17:08

<u>Req No</u>	<u>Req Date</u>	<u>Item Name</u>	<u>Vendor No</u>	<u>Appr Status</u>	<u>Account No</u>	<u>PM Task and Type</u>	<u>Quantity</u>	<u>Price</u>	<u>Amount</u>
Dept: 500									
Employee No:GOLDO									
0000588	02/04/2009		ALTENCON	Approved	141-180-4033-450	CA00001-160 Const	1.00	88,139.60	88,139.60
Warning: General Ledger									
The budget for account 141-180-4033-450 is exceeded by \$9,475,946.78									
Employee Total:									88,139.60
Dept Total:									88,139.60
Grand Total:									88,139.60

Handwritten signature

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BOND: Contingency Funds - Purchase Order Approval Form

With the approval of the City Council of Sausalito, the following amounts related to the construction/improvements of the Public Safety Building will be approved for payment from the Proceeds of the General Obligation Bonds.

Vendor: Alten Construction

Amounts: \$75,768.60 Site Preparation

Amounts: \$11,286.00 Removal and Replacement - Street Lights

Amounts: \$1,085.00 Site Preparation

TOTAL:	\$88,139.60	Change Order # 1 (One)	P.O #
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Beg. Balance of (Hard Cost) Contingency Fund		\$962,338.00
Less: Previous Change Orders/P. O.	\$0.00	
This Proposed Resolution	<u>(\$88,139.60)</u>	<u>(\$88,139.60)</u>
Remaining Balance in Contingency Fund		<u><u>\$874,198.40</u></u>

City Council Authorization: _____
Approval Date ____ / ____ / ____

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