



Legislation Text

File #: 21-0182, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Erick Lee, Public Works Director

Prem Kumar, City Engineer

Mamerto Estepa Jr., Senior Civil Engineer

SUBJECT:

Consideration of: 1) Formally Accepting as Complete the Roof Replacements for the Recreation Hall and Recreation Center in Live Oak Park, and the Community Building at Marine Avenue Park; 2) Authorizing the Filing of the Notice of Completion with the County Recorder; 3) Approving Contract Change Order No. 5 with Best Contracting Services, Inc. for \$12,615; and 4) Releasing the Retention of \$15,440 (Public Works Director Lee).

ACCEPT AND AUTHORIZE

RECOMMENDATION:

Staff recommends that City Council:

1. Formally accept as complete the Roofing Replacement at Live Oak Park and Marine Avenue Park Project constructed by Best Contracting Services, Inc.;
2. Authorize the filing of the Notice of Completion with the County Recorder's Office;
3. Authorize the City Manager to execute Contract Change Order No. 5 with Best Contracting Services, Inc. for \$12,615 under the Roofing Replacement at Live Oak Park and Marine Avenue Park Project contract for additional work required to complete the project;
4. Approve the release of retention in the amount of \$15,440 to Best Contracting Services, Inc.

FISCAL IMPLICATIONS:

The original Roofing Replacement at Live Oak Park and Marine Avenue Park Project construction award was for \$254,600, with an authorized construction contingency amount of \$50,920, for a total construction budget of \$305,520.

Best Contracting Services performed the contract scope of work for \$253,164 and \$55,635.52 in additional work on the project, bringing the total construction cost of the project to \$308,799.52. The additional work included:

- \$13,221.24 in roof deck and stucco repairs at the Live Oak Park Recreation Hall;
- \$41,394.75 in roof framing repairs at the Live Oak Park Recreation Center; and

- \$1,019.53 in roof framing repairs at the Marine Avenue Park Community Building.

Project savings were realized on the inspection services contract, which was performed by Ardurra. Ardurra's original contract was for \$27,500 and all inspection work was completed for \$23,792.50, leaving a balance of \$3,707.50, which will be used for the additional construction costs.

BACKGROUND:

Beginning in 2016, roof leaks were regularly reported at the Live Oak Park Recreation Center and Marine Avenue Park Community Building, during heavy rain events. Public Works Facilities Maintenance Staff responded to the leaks by identifying potential leak pathways and patching/sealing localized roof areas as the leaks occurred. In 2019, staff observed areas with evidence of water damage to the plywood sheathing and possible water damage to the structural members of the roofs at these buildings. Due to the recurrent nature of the leaks, as well as potential damage to the structure beneath the roof, it was determined that the roofs on both buildings have outlived their useful lives and needed replacement.

The Engineering Division proceeded to develop a project to replace the roofs at the two buildings, as well as at the Live Oak Park Recreation Hall, which was also aged and weathered, but didn't have a recent history of leaks. By combining the bid for all three buildings into a single project, staff anticipated that a favorable unit price for roofing could be achieved.

On March 17, 2020, City Council awarded a \$254,600 construction contract for the Roofing Replacement at Live Oak Park and Marine Avenue Park Project to Best Contracting Services, Inc. and authorized an additional contingency of \$50,920. The work involved removing the existing roofing material, repairing damaged sheathing (plywood) and structural members, and installing a new roofing system at the Live Oak Park Recreation Hall, Live Oak Park Recreation Center, and the Marine Avenue Park Community Building.

DISCUSSION:

Construction on the Roofing Replacement at Live Oak Park and Marine Avenue Park Project began on May 26, 2020, and was completed on August 31, 2020.

During construction, it was identified that the extent of damage to the plywood sheathing and structural members was greater than what was anticipated during design. The extent of this damage could not have been determined until demolition of the existing roofs. As a result, additional work was required to address this damage.

Five change orders were necessary for this project. The first, Contract Change Order No. 1 (CCO #1) covered the extra work at the Live Oak Park Recreation Center to repair the extensive water damage to the roof framing and plywood sheathing, and to replace the existing insulation that was water damaged. This was for work above the Ceramic Studio's main classroom. The change order also included repair of stucco at the Live Oak Park Recreation Hall, which was deteriorated and broke apart during demolition. Best Contracting Services took nine working days to complete the work, and the final cost for CCO #1 was \$19,790.85.

Following demolition of the roof at the Live Oak Park Recreation Center, it was identified that the existing HVAC mechanical equipment was inadequately supported in the equipment well of the

building. Contract Change Order No. 2 (CCO #2) covered extra work to remove the existing HVAC equipment from the roof, construct additional framing and curbing to support the HVAC equipment, and to reinstall the HVAC equipment. The final cost for CCO #2 was \$19,164.75 and no additional time was incurred on the project to complete this work.

The framing of the roof at the equipment well also contained water damage and wood rot to the rim joist and furring strips for the rim joists in the area of the scupper drain, the opening in the roof/wall that allows water to drain from the equipment well. Contract Change Order No. 3 (CCO #3) covered the extra work to repair this damage. The final cost for CCO #3 was \$4,065.25 and one additional working day was added to the Contract Time to complete this work. It should be noted that additional work in the same area was required after it was discovered that the rafter tails were water damaged from the bottoms and ends. This damage could not be identified until after demolition for CCO #3 commenced. This item was addressed in CCO #5.

Contract Change Order No. 4 (CCO #4) revised the final bid quantities to match the actual quantity of work performed in the field. The contract amount was reduced by \$1,436.00 and no additional working days were added to the Contract Time as a result of CCO #4.

Contract Change Order No. 5 (FINAL) included the remaining extra work performed on the project. This work involved the repair of structural members for the roofs of all three (3) buildings, due to water damage. The extent of the water damage was unknown prior to construction and could not be identified without destructive investigation of the existing roofs. Work included repairs to the rafter tails at the equipment well of the Live Oak Park Recreation Center for \$4,646.00; replacement of the roof deck panels on the Live Oak Park Recreation Hall for \$6,949.14; and the replacement of damaged rafter tails at Marine Avenue Park for \$1,019.53. The total cost for CCO #5 (Final) was \$12,614.67 and no additional working days were added to the Contract Time.

With CCO #5 (Final), the total construction contract cost for Best Contracting Services is \$308,799.52, which exceeds the authorized construction contract and contingency amount of \$305,520 by \$3,279.52. This amount requires approval by the City Manager.

The construction contract budget summary is as follows:

\$254,600.00	Original Contract Budget / Contract Award
<u>\$50,920.00</u>	<u>Authorized Contingency</u>
\$305,520.00	Total Budget
\$253,164.00	Contract Expenditures
<u>\$55,635.52</u>	<u>Contracted Extra Work</u>
\$308,799.52	Total Work Completed
\$3,279.52	Additional Project Construction Cost

It should be noted that savings were realized on the inspection services contract for the project, which was performed by Ardurra. A summary of the savings is shown as follows:

\$27,500.00	Ardurra's Original Contract for Inspection Services
<u>(\$23,792.50)</u>	<u>Ardurra's Total Cost for Inspection Services on the Project</u>

\$3,707.50

Total Savings Realized on Inspection Services Contract

Best Contracting Services satisfactorily completed all work for a total construction cost of \$308,799.52, and is now requesting formal acceptance of the project. The five percent retention (\$15,439.98) will be released 35 days after recordation of the Notice of Completion with the County Recorder. All work inspected by the Public Works Department has been found in conformance with the plans and specifications and of good quality.

It should be noted that the final working day on the project was August 31, 2020. Best Contracting Services submitted documentation of the additional work and completed the negotiation of the final contract cost on March 30, 2021. Staff is now recommending project acceptance after reviewing and accepting the documentation of the additional work and confirming the project accounting with Finance.

PUBLIC OUTREACH:

Staff notified Parks and Recreation about construction so that building operations could be coordinated accordingly. In addition, the contractor secured the work area and installed signs to detour park patrons around the construction area.

ENVIROMENTAL REVIEW:

The City reviewed the project for compliance with the California Environmental Quality Act (CEQA) and determined that the project qualified for a Categorical Exemption pursuant to Section 15301 Class 1 (repair and maintenance of existing public facilities, involving negligible or no expansion of use) of the State CEQA Guidelines.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

ATTACHMENTS:

1. Change Order No. 5 - Best Contracting Services, Inc.
2. Change Order Nos. 1-4 - Best Contracting Services, Inc.
3. Location Map