



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 5, 2016

ITEM NUMBER: **CC-6**

SUBJECT: APPARATUS ROOM EXTENSION AND RESCUE VEHICLE STORAGE BUILDING – FIRE STATION NO. 4, CITY PROJECT NO. 15-10

DATE: DECEMBER 17, 2015

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, CITY ENGINEER, (714) 754-5335

RECOMMENDATION:

Approve Change Order Number 4 (Attachment 1) in the amount of \$45,000.00.

BACKGROUND:

Fire Station No. 4 is undergoing renovations and expansion work as well as building a new Rescue Vehicle Storage Building. The Fire Station No. 4 Project will increase space to the existing building and add a detached vehicle storage building to the site.

On July 21, 2015, the City Council awarded a construction contract to St. George Construction, Inc., 7839 Adwen St., Downey, CA 90241, in the amount of \$690,000.00 for the construction of Apparatus Room Extension and Rescue Vehicle Storage Building project.

ANALYSIS:

The scope of work of the Apparatus Room Extension and New Rescue Vehicle Storage Building - Fire Station No. 4 Project consists of adding 800 square feet to the existing building; constructing 1,024 square feet of a new detached rescue vehicle storage building; upgrading the existing restroom to meet Americans with Disabilities Act (ADA) accessibility requirements; creating new accessible parking stalls with ADA path-of-travel to the building; and the installation of a new emergency generator.

The project is substantially complete; however, through the course of the project, unforeseen conditions arose that required issuing construction change orders to complete the work to this essential facility.

Change Orders No. 1 - 3 addressed repairs to deteriorated utilities and structural revisions due to differing site conditions. The total amount of these change orders increased the original contract amount by \$67,815.48 or 9.8%.

Pursuant to Council Policy No. 700-1, department head approval is required for any change orders up to \$5,000 or 1% of the original contract amount, whichever is greater, and the Chief Executive Officer (CEO) approval is required for contract change orders up to \$50,000, or 5% of the original contract price, whichever is greater. City Council Policy No. 700-1 also restricts the total change orders approved by the CEO to 10% of the original contract amount.

Therefore, Change Order No. 1 in the amount of \$6,800 (Attachment 2), (0.99% of the contract amount) was approved by the Public Services Director on September 22, 2015, Change Order No. 2 in the amount of \$30,032.82 (Attachment 3), (4.35% of the original contract amount) was approved by the CEO on December 3, 2015, and Change Order No. 3 in the amount of \$30,982.66 (Attachment 4), (4.49% of the original contract amount) is being processed for the CEO's approval.

Change Order No. 4, the subject of this request, allows for the upgrade of the emergency generator to be American made and for the sealing of the new concrete floors. The upgrade plus contingencies increases the contract amount by \$45,000.00 or an increase of 5.1% to the original contract price. Should City Council approve this change order, it will take approximately 24 weeks to install the generator and about two weeks to seal the floors. The fire station will be equipped with a temporary generator until the permanent generator is installed to keep the facility fully operational and to allow the Fire Department to move in after the floors are sealed.

Change Order No. 4, in the amount of \$45,000.00 (Attachment 1), brings the cumulative change order amount to 16.35 % of the original contract amount, therefore approval by the City Council is being requested in accordance with Council Policy No. 700-1.

If approved, the total for Change Orders Nos. 1 through 4 will increase the original contract amount to \$802,815.48 or 16.35% of the original contract price.

ALTERNATIVES CONSIDERED:

City Council may authorize moving into the facility without sealing the floors and deleting the emergency generator from the contract for a credit of \$64,000 and re-advertise it as a stand-alone project. Staff does not believe that the City will receive lower bids for this work item and the time to complete the work which is currently estimated at 24 weeks may increase by approximately 6-8 weeks to allow for formal bidding and the subsequent award of a contract.

FISCAL REVIEW:

In Fiscal Year 2014-2015 and 2015-2016, City Council allocated a total of \$1,090,000 towards the design and construction of this project. Sufficient funding is currently available for this project to cover all change orders and no additional appropriations are needed at this time.

LEGAL REVIEW:

There is no legal review required for this item.

CONCLUSION:

The construction of improvements for Fire Station No. 4 are substantially complete with only two items remaining – the installation of an emergency generator and the sealing of the floors. Approval of construction change order No. 4 as per City Council Policy 700-1 is requested to seal the floors and upgrade and install the new emergency generator.

ERNESTO MUNOZ
Public Services Director

FARIBA FAZELI
City Engineer

ATTACHMENTS: 1 – [Change Order No. 4 for \\$ 45,000.00](#)
2 – [Change Order No. 1 for \\$ 6,800.00](#)
3 – [Change Order No. 2 for \\$ 30,032.82](#)
4 – [Change Order No. 3 for \\$ 30,982.66](#)

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