

TO: James L. App, City Manager
FROM: Doug Monn, Public Works Director
SUBJECT: Fire Station #2, Additional Allocation
DATE: March 7, 2006

NEEDS: For the City Council to consider appointing additional funds to affect a budget shortfall in the retrofit and expansion of Fire Station #2.

- FACTS:**
1. Fire Station #2 was constructed in 1968.
 2. The structure was not sized to house a full time fire crew, therefore it became necessary to rehabilitate the structure and increase its size.
 3. Bids for the retrofit and expansion were secured in April 2005 and a contract awarded.
 4. The total contract for the project including a 5% contingency and the required 1% contribution to Public Art was \$446,714.00.
 5. The purpose of the contingency amount of \$20,000.00 was to offset unanticipated changes to the contract not included in the construction documents.
 6. In the case of Fire Station #2 the following conditions were the major contributors to the additional cost (a complete list of change order items is attached):
 - a. The award of bid was delayed to allow for the adoption of the City Budget. The delay resulted in a increase in the cost of lumber.
 - b. After removing two (2) layers of existing floor covering, a third layer of flooring was discovered. The flooring consisted of 9" x 9" asbestos tile. In accordance with Environmental Health Regulations, the project had to stop until such time as the asbestos could be removed.
 - c. The existing building included a masonry wall that extended floor to ceiling separating the apparatus bay from the living quarters. The construction plans were designed to use the wall to anchor the apparatus bay against a seismic event. During the construction process it was discovered that the wall was only partially grouted. As a result the building required structural reengineering and retrofit.
 7. Because the project was significantly underway, the project could not be further redesigned or reduced in scope to cover the shortfall that resulted from the unanticipated conditions.

ANALYSIS

AND

CONCLUSION: The cost of addressing the all change order conditions was \$83,000.00. The City Council provided a \$20,000.00 contingency at time of bid award to offset potential contract changes. The contingency reduced the final change order amount to \$63,000.00. In order to cover the completed cost of the project, an additional allocation of \$63,000.00 will be required to cover the cost of addressing the asbestos and unreinforced masonry issues.

POLICY

REFERENCE: Adopted Capital Improvement Program

FISCAL

IMPACT: An additional \$63,000.00 is required to supplement the budget adopted for the rehabilitation of the Sherwood Fire Station. The funding may be allocated from existing Capital Project Funds.

- OPTIONS:**
- a. Adopt Resolution No. 06-xx appropriating an additional \$63,000.00 to budget Account No. 111.910.5452.514 from existing Capital Improvement Funds.
 - b. Amend, modify, or reject the above option.

Attachments

- 1) Resolution
- 2) Change Order Summary

Change Order Summary for PR Fire Station

| CE | Description | Approved Amt. |
|-----------|--|----------------------|
| 1 | Lumber upcharges | \$ 2,666.00 |
| 2 | Asbestos removal | \$ 9,846.00 |
| 3 | Sea Trains for PR Fire | \$ - |
| 4 | Additional Speakers & Volume Control (call out system) | \$ 2,794.00 |
| 5 | Gas Line Replacement | \$ 3,227.00 |
| 6 | Water Line Replacement | \$ 525.00 |
| 7 | RFI 20 - Structural Wall & Steel Addition at APPBAY | \$ 12,815.00 |
| 8 | Removing Soffett | \$ 163.00 |
| 9 | Removal of Steel Channels | \$ - |
| 10 | Removal of Metal Panel Soffett | \$ - |
| 11 | Drywall Demo & Kitchen Patching | \$ 327.00 |
| 12 | Removal of Concrete Stoop | \$ - |
| 13 | Removal of Exhaust System | \$ 135.00 |
| 14 | Structural Requirements of Plumbing Pourback | \$ 2,573.00 |
| 15 | Demo of Structural Columns | \$ 343.00 |
| 16 | Waterproofing of Shower Area | \$ 3,699.00 |
| 17 | Removal of Asphalt Ramp | \$ - |
| 18 | Removal & Replacement of Electrical Conduits | \$ 300.00 |
| 19 | Plate Washers | \$ 374.00 |
| 20 | RFI 39 - Additional Framing at Overhang Support | \$ 1,426.00 |
| 21 | RFI 40 - Boxout of 6 Steel Columns | \$ 1,967.00 |
| 22 | RFI 42 - Blocking Changes | \$ 835.00 |
| 23 | RFI 45 - Additional Purlins/Blocking/Sheathing | \$ - |
| 24 | CMU Wall Change | \$ 22,110.00 |
| 25 | Louver Addition | \$ 557.00 |
| 26 | RFI 47 & 50 - Additional Blocking for Metal Panels | \$ 347.00 |
| 27 | Bathroom Ceiling Joist | \$ 990.00 |
| 28 | Kitchen Appliances | \$ - |
| 29 | Additional Steel Work at APPBAY(REVISED) | \$ 3,149.00 |
| 30 | Plywood and Metal Trim | \$ 3,329.00 |
| 31 | Exhaust Fan, heater and antenna installation | \$ 2,154.00 |
| 32 | Misc Adds, plywood at doors, caulking, gutters | \$ 2,718.00 |
| 33 | Closure Credit | \$ (445.00) |
| 34 | Flagpole Credit | \$ (150.00) |
| 35 | Concrete Add | \$ 2,500.00 |
| 36 | Structural review of Plan changes | \$ 1,000.00 |
| | SUBTOTAL | \$ 82,274.00 |

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
ALLOCATING ADDITIONAL FUNDS COVER THE COST OF UNANTICIPATED
CONDITIONS ASSOCIATED WITH THE REHABILITATION OF SHERWOOD FIRE
STATION #2

WHEREAS, Fire Station No. 2 was built in 1968 and did not conform to the Standards for Essential Services Act; and

WHEREAS, in June, 2005, the City Council approved a contract with Newton Construction for the Rehabilitation of Fire Station No. 2; and

WHEREAS, unanticipated conditions were discovered during the course of construction resulting in additional project costs exceeding the project contingency; and

WHEREAS, the scope of work necessary to bring the building up to code could not be reduced or adjusted to cover the additional costs.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of Paso Robles does hereby allocate \$63,000.00 from existing Capital Project Funds to Budget Account 111.910.5452.514 cover the shortfall associated with the Seismic Retrofit and Expansion of Fire Station No. 2.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 7th day of March 2006 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Cathy M. David, Deputy City Clerk