

**TO:** James L. App, City Manager  
**FROM:** Doug Monn, Public Works Director  
Meg Williamson, Assistant City Manager  
**SUBJECT:** Carnegie Library Repair and Retrofitting, Additional Allocation  
**DATE:** September 16, 2008

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**NEEDS:** For the City Council to consider appropriating additional funds for unanticipated work associated with the retrofit of the Carnegie Library.

- FACTS:**
1. The Carnegie Library suffered damage during the December 22, 2003, 6.5 magnitude earthquake.
  2. Bids for repair and retrofit were secured and a contract awarded on December 18, 2007 to Newton Construction.
  3. The total construction project cost for the Carnegie Library was \$2,410,913, with FEMA committing to reimburse approximately \$1,913,651 (not accounting for change orders). The project budget for change orders is \$151,313.
  4. To date approximately \$395,575 has been spent to offset unforeseen conditions associated with the project. Examples of the contributing conditions are as follows (a complete list of change order items is attached):
    - a. Existing cornice supports around the perimeter of the building interfered with the installation of the concrete bond beam. Shoring and reconstruction of the cornice support was required as was the removal and replacement of the flat roof for installation of the bond beam.
    - b. With the installation of the new flat roof on the south side of the building, a step between the existing cornice and new roof was created. Correction of the condition included construction of new parapet walls, tapered roof insulation, sheet metal cap flashing and painting of added cornice work.
    - c. The existing cornice was more severely damaged than originally projected. Priming and caulking was needed to repair splitting, cupping, holes and unsecured wood dentil.
    - d. Additional structural cracks were identified in exterior masonry, cast stone and plaster walls requiring structural epoxy injection.
    - e. Existing interior plaster not originally considered damaged on the construction drawings has de-bonded from the plaster lath in various locations on the main floor. Removal of the de-bonded ceilings and walls, replacement with like kind lath and plaster to match existing finish is required.
  5. Work is on track for completion by December 3, 2008 and additional unforeseen conditions are expected to arise.

6. Portions of the change order work will qualify for additional reimbursement from FEMA.

**ANALYSIS &  
CONCLUSION:**

Renovation of an historical structure is characteristically wrought with unexpected changes. As the work progresses, new layers of structural soundness or repair challenges are exposed and solutions must be found. Over the life of the Carnegie project, the cumulative projected total cost of both “known and unknown” change orders is \$595,575. Because the original award of contract already contained \$151,313 for contingencies, an additional allocation of \$445,000 from the General Fund to cover these unforeseen work scope changes will be necessary. Approximately 50% of the total change order costs are expected to qualify for reimbursement by FEMA. Project costs and reimbursements are summarized below.

At bid award City Council allocated funding to cover:

\$1,660,000	Base bid from Newton Construction (FEMA)
\$ 298,000	To cover non-code related items (General Fund)
\$ 59,500	Slate Roof and electrical add-ons (General Fund)
\$ 201,750	Construction Management Services (FEMA)
\$ 151,313	To fund FEMA’s contingency amount (FEMA)
<u>\$ 40,350</u>	Contribution to Public Art (General Fund)
\$2,410,913	Total project cost (December 12, 2007)

Change order summary:

Change orders as of July 30, 2008	\$395,575
Projected change orders through completion	\$200,000
Total change order cost	<u>\$595,575</u>
Original allocated project contingency	<u>(\$151,313)</u>
Supplemental allocation required to complete project	\$444,262
50% reimbursement of change orders by FEMA	(\$222,131)

**POLICY**

**REFERENCE:** Adopted Capital Improvement Project.

**FISCAL IMPACT:** It is proposed that the City Council allocate an additional \$445,000 to Budget Account No. 100.820.5452.261 to cover the cost of change orders resulting from unforeseen conditions at the Carnegie Library. The City will seek reimbursement of all code related change orders at time of project completion. It is anticipated that FEMA will reimburse the City more than 50% of the total change order amount resulting in the City’s share of incurred change being approximately \$222,000.

The original project allocation in December 2007 contained \$357,491 for repairs and betterments not funded by FEMA (General Fund). The total estimated impact to the General Fund for the entire retrofit including all the non-code related items, bid add-ons, and the City share of change orders associated with betterments and historic restoration of the Carnegie Library is \$577,491.

- OPTIONS:**
- a. Approve Resolution No. 08-XX appropriating an additional \$445,000 to Budget Account No. 100.820.5452.261 from the General Fund.
  - b. Amend, modify, or reject the above option.

Attachments

- 1) Resolution
- 2) Change Order Summary

RESOLUTION NO. 08-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES  
ALLOCATING ADDITIONAL FUNDS FOR UNANTICIPATED WORK  
ASSOCIATED WITH THE RETROFIT OF THE CARNEGIE LIBRARY

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WHEREAS, on December 22, 2003, the Carnegie Library suffered damage during the 6.5 magnitude earthquake; and

WHEREAS, the City has contracted with Newton Construction to perform all repair and retrofit; and

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

WHEREAS, it is anticipated that more than 50% of the total change order amount will be reimbursed by FEMA.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby transfer \$225,000 from fund 119-000-5899-000 (Facility Repair Fund) to General Fund 100-000-4899-000; and

SECTION 2. The City Council of the City of El Paso de Robles hereby appropriates \$225,000 from the General Fund to line item 100-820-5452-261 (Carnegie Earthquake Repair Project); and

SECTION 3. The City Council of the City of El Paso de Robles hereby transfers \$220,000 from General Fund Reserves to General Fund line item 100-820-5452-261 (Carnegie Earthquake Repair Project).

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of September 2008 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

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Frank R. Mecham, Mayor

ATTEST:

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Deborah D. Robinson, Deputy City Clerk

**Change Order Log  
Carnegie Library Earthquake Damage Repair  
DPW # 07-01B**

PCO #	Issue	Resolution	City of Paso Robles	FEMA	Justification
002	Installation of safety stair nosing at the south entrance -- Drawing does not indicate installation of safety stair nosing.	Supply and install cast in place stair nosing.		\$ 889.00	code required for disabled access
005	The current remodeled basement ceilings are at different elevations and different finishes. Additionally, an existing electrical junction box was covered with drywall.	Remove existing furred ceiling to match elevations and match finishes as well as uncover electrical junction box to bring to code.	\$ 2,658.00		cosmetic
006	Removal and replacement of furred walls at south and east wall of lobby B03 and south and west wall of restroom B01. Removal of 12 window and door head trim for the installation of structural wall collectors. Furred walls not indicated on plans and angle collectors are not able to be installed. Same issue with regard to window and door head trim.	Remove existing furred walls and historic window and door head trim to allow for installation of structural 4x4 angle collectors.		\$ 2,832.00	structural requirement based on existing conditions
007	Existing electrical water heater and water storage tank in Mechanical Closet B02 does not allow for installation of structural 4x4 angle collector.	Remove existing electrical water heater and water storage tank for installation of structural 4x4 angle collector.		\$ 948.00	structural requirement based on existing conditions
008	Existing floor registers at first floor - abandoned floor registers are still in place.	Floor registers remain in place and a black painted false floor is installed.	\$ 401.00		cosmetic
009	Existing floor mounted heater including flue piping and gas supply line not shown to be removed.	Cap existing flue, remove gas line, cap at gas meter and refinish wall.		\$ 1,076.00	structural requirement based on existing conditions
010	During the site survey of existing conditions, glazing at windows; 7 windows were noted as also having broken glass.	Repair broken glass in 7 locations.		\$ 2,053.00	existing conditions
011	Existing Access Ladder is Non-Compliant -- Current code requires ladders to be placed 7" from center of ladder rung to wall with rungs being spaced at 12" on center.	Supply and install new attic access ladder to be code compliant and to provide safe access to the attic space above.		\$ 909.00	to meet current building code
013	Finishes to the north, south and west existing concrete wall surfaces and existing concrete floor in basement storage not consistent and in bad condition.	Make basement storage room finishes, including walls and floor, consistent.	\$ 6,747.00		cosmetic
014	Conflicting drawings, details and unit bid schedule regarding the number of threaded rod anchors required for construction.	Proceed with the installation of 70 additional 3/4" x 22" threaded rod anchors as it is required per the contract drawings.		\$ 10,000.00	structural requirement
015	Finishes to the north and west existing plaster wall surfaces, existing east drywall surface, plaster ceiling and existing concrete floor in basement genealogy not consistent and in bad condition.	Make basement genealogy room finishes including walls, ceiling and floor, consistent.	\$ 5,285.00		cosmetic
016	Removal of existing ceiling for installation of blocking and framing clips uncovered existing 2x flat block prohibiting the installation of the specified blocking.	Install additional wall anchorage and framing to complete design intent.		\$ 1,289.00	structural requirement based on existing conditions
017	Attic access inadvertently left off plans.	Install 30" x 30" attic access.	\$ 955.00		City request

**Change Order Log  
Carnegie Library Earthquake Damage Repair  
DPW # 07-01B**

PCO #	Issue	Resolution	City of Paso Robles	FEMA	Justification
018	Conflict with existing concrete wall between mechanical closet and basement elevator lobby.	Core existing concrete wall and add 1" A36 rod to include welding to 4x4 collector angle in two locations.		\$ 1,018.00	structural requirement based on existing conditions
019	Existing split ceiling/floor joist and existing cut floor joist located in basement genealogy.	Repair existing split and cut ceiling/floor joist to provide sound and safe flooring above.		\$ 3,401.00	earthquake damage / code required
020R1	The existing cornice supports around the perimeter of the building interfere with the installation of the concrete bond beam.	Shore and reconstruct cornice support. Remove and replace flat roof for installation of bond beam.	\$ 94,779.00	\$ 20,958.00	\$94,779 applied to City cornice supports. \$20,958 applied to FEMA due to structural requirements due to bond beam construction.
021	Conflict with specified collector wall angle and elevator shaft.	Install new steel plate in the elevator shaft with field welded splice plate and A36 threaded splice rod.		\$ 537.00	structural requirement based on existing conditions
022R1	No insulation called for in existing attic area	Add blown R-19 to the existing attic area only	\$ 1,742.00		City request
023	Drawing does not show the installation of blocking for the roof collector straps at the sloped roof at the transition between the sloped roof and the flat roof.	Add 3x blocking at the sloped roof for the installation of the roof collector straps.		\$ 3,306.00	structural requirement to meet design intent
024	Existing hole in concrete floor and concrete pier located under existing stairs in Storage Room.	Repair concrete to match existing finishes.		\$ 571.00	existing conditions
025	Existing beams in conflict with installation of collector strap and drag struts.	Install additional material (splice angle, epoxy anchors, clips) to accommodate existing conditions.		\$ 1,856.00	structural requirement based on existing conditions
027	Original roof support post, roof braces and roof support walls do not have positive hardware connection.	Add structural connection to existing roof support posts, roof braces and roof support walls to prevent further movement or possible failure.		\$ 866.00	structural requirement based on existing conditions
028	Drawing confusion -- install additional collectors with threaded rods.	Split the amount with the contractor to add the screws.		\$ 488.00	structural requirement
032	After the 2002 earthquake, 2 temporary wide flange supports were installed to support the dislodged masonry. Drawings do not call for removal.	Remove flange supports, backfill and compact dirt, install sand base and reinstall salvaged pavers.		\$ 2,818.00	result of earthquake
033	Existing historic egg and dart plaster molding at cornice damaged to a greater extent than shown on plans.	Replace an additional 32' of egg and dart plaster molding.		\$ 2,964.00	requirement based on existing conditions
034	Existing sink drain line in conflict with the installation of new 4x4 collector angle.	Re-route existing plumbing and build soffit to conceal remainder.		\$ 847.00	structural requirement based on existing conditions
035	Plaster/drywall is currently cracked and not scheduled to be repaired.	Make basement finishes consistent throughout the basement area.	\$ 8,957.00		City request

**Change Order Log  
Carnegie Library Earthquake Damage Repair  
DPW # 07-01B**

PCO #	Issue	Resolution	City of Paso Robles	FEMA	Justification
038	Basement Gallery B09 shows floor finish to be existing concrete with no finish.	Add carpet to Basement Gallery B09.	\$ 4,639.00		City request
039	No waterproofing measures specified for concrete wall in-fill.	Add waterproofing membrane to concrete wall in-fill at southeast exterior door.	\$ 2,823.00		CDBG funding related to handicap ramp
041	With the installation of new flat roof at the south end of the building, a step between the existing cornice and new roof was created.	Construction of new parapet walls, tapered roof insulation, sheet metal cap flashing and painting of added cornice.		\$ 32,053.00	structural requirement
043R1	Condition of existing cornice to include splitting, cupping, holes, unsecured wood dentil not shown to be repaired.	Site walk determined those areas that needed repair including priming and caulking.		\$ 9,349.00	requirement based on existing conditions
044	Light switch shown on plans does not exist.	Supply and install new 3-way switching at exterior door.	\$ 706.00		City request
046	Due to added cornice supports, the attic area eaves are blocked with added framing which will not allow the fire sprinklers to reach the perimeter roof overhand.	Install added/required fire sprinkler protection for the perimeter of the existing roof eaves.	\$ 6,147.00		City Fire Dept. requirement
048	Additional structural cracks identified in exterior masonry, cast stone and plaster walls.	Structural epoxy injection repair required.		\$ 16,896.00	structural requirement
050	Architect issued a bulletin clarifying the method of attachment for the copper ridge cap.	Structural connections added for copper ridge cap to roof structure.	\$ 4,903.00		copper is City choice
051R1	Existing plaster not originally considered on the construction drawings is de-bonded from the plaster lath in various locations on the main floor.	Remove de-bonded plaster ceilings and walls as indicated, replace with like kind lath and plaster to match existing finish.		\$ 107,319.00	earthquake damage
052	No technical specifications supplied for copper roof at existing doghouse.	Supply and install pitched copper metal roof without standing seam.	\$ 8,756.00		copper is City choice
053	Existing guardrails to basement entrances do not meet current code requirements for fall protection.	Remove non-compliant guardrails and install new.		\$ 8,932.00	code requirement
055	Contract drawings do not provide any method for installing newel post at base of new interior stairway.	Architect provided detail to provide structural support for newel post.		\$ 2,495.00	structural requirement
057	Flashing and waterproofing details of new parapet walls to existing cornice deficient.	Architect issued Bulletin to correct deficiency.	\$ 6,976.00		related to copper roof
061	Additional flashing/waterproofing measure needed at both chimneys.	Architect issued Bulletin to added custom fabricated copper pieces to correct the condition.	\$ 2,421.00		copper is City choice

City of Paso Robles \$ 158,905.00  
FEMA \$ 236,670.00

TOTAL CHANGES \$ 395,575.00  
as of 7/30/2008