



Legislation Details (With Text)

File #:	19-574	Version:	1
Type:	Administrative Items	Status:	Agenda Ready
File created:	5/6/2019	In control:	Public Works Commission.old
On agenda:	5/15/2019	Final action:	
Title:	Review and Recommend Additional Expenditures for MSC-520, Youth Shelter ADA Improvements and Roof Replacement.		
Attachments:	1. List of Change Orders.pdf		

Date	Ver.	Action By	Action	Result
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PUBLIC WORKS COMMISSION REQUEST FOR ACTION

SUBMITTED TO: Chairman and Members of the Commission

SUBMITTED BY: Travis K. Hopkins, PE, Director of Public Works

Subject:

Review and Recommend Additional Expenditures for MSC-520, Youth Shelter ADA Improvements and Roof Replacement.

Statement of Issue:

During the construction of MSC-520, Youth Shelter ADA Improvements and Roof Replacement, the contractor has encountered latent and subsurface conditions which require change orders in excess of the standard 10% contingency. Staff is requesting review and recommendation to increase the contingency from 10% to 20%. This is an increase of \$35,745, from \$35,745 to \$71,490.

Funding Source:

Funds in the amount of \$72,099 are available in the project business unit, account 21580302.82800, Youth Shelter Project, Other Improvements.

Recommended Action:

Recommend the approval of the additional contingency amount to City Council.

Alternative Action(s):

Do not recommend the approval and direct staff to plan differently.

Analysis:

On November 19, 2018 City Council awarded a contract in the amount of \$357,448 to Thomco Construction, Inc. for construction of ADA improvements and roof replacement at the Youth Shelter, a project reviewed by this Commission on September 19, 2018. While constructing the project the

contractor has encountered unforeseen subsurface conditions that require the execution of change orders that exceed the standard 10% contingency amount of \$35,745.

To date there are five approved change orders totaling \$33,077.77, and there are a four additional pending change orders that total to \$37,596.49, for total change orders of \$70,674.26. Attachment 1 is a list of all the change orders. Extra work required includes the removal of existing plaster ceiling to place structural beam and build new bearing wall, extensive remediation of water damage exposed during routine demolition of surface elements, and additional ADA elements. To complete the project and minimize disruption to Youth Shelter operations, staff is requesting the Commission's recommendation to City Council to spend up to an additional \$35,745 in contingency funds for a total contingency of \$71,490, which is 20% of the contract amount. The total contract expense, including all contingency, will increase to \$428,938, which is within the original architect's estimate of \$435,000 for construction costs.

Attachment(s):

1. Change Order List