



City of Huntington Beach

File #: 19-569

MEETING DATE: 5/20/2019

REQUEST FOR CITY COUNCIL ACTION

SUBMITTED TO: Honorable Mayor and City Council Members

SUBMITTED BY: Lori Ann Farrell Harrison, Interim City Manager

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

Subject:

Authorize an additional \$35,745 in expenditures for MSC-520 Youth Shelter ADA Improvements and Roof Replacement project

Statement of Issue:

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

Financial Impact:

Funds in the amount of \$72,099 are available in the project business unit, account number 21580302.82800, Youth Shelter Project, Other Improvements. This will increase the total authorized amount of the project from \$393,193 to \$428,938.

Recommended Action:

Authorize Public Works to expend up to \$71,490, an additional \$35,745, in contingency funds to complete the construction of MSC-520 Youth Shelter ADA Improvements and Roof Replacement.

Alternative Action(s):

Do not authorize the expenditure and direct staff as to how to proceed 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. The Youth Shelter facility operates in a converted residence that was originally constructed in the early 1900's. While constructing the project, the contractor encountered unforeseen subsurface conditions that will require the execution of change orders that exceed the standard 10% contingency amount of \$35,745. Attachment 1 is a list of all the change orders. Extra work required includes removal of the existing plaster ceiling to place a structural beam and build a new bearing wall, extensive remediation of water damage to the roof and the restrooms exposed during routine demolition of surface elements and some additional ADA elements.

To complete the project and minimize disruption to Youth Shelter operations, staff is requesting authorization 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 project expense, including all contingency, will increase to \$428,938, which is within the original architect's estimate of \$435,000 for construction costs.

Public Works Commission Status:

This request was reviewed and approved by the Public Works Commission on May 15, 2019.

Environmental Status:

The project is categorically exempt pursuant to Ch. 3, Article 19, Section 15301(b) and 15301(d) of the California Environmental Quality Act.

Strategic Plan Goal:

Enhance and maintain infrastructure

Attachment(s):

1. List of Change Orders