



Legislation Text

File #: 2023-0931, Version: 1

Report to Mayor and City Council

Tuesday, March 19, 2024

Consent

SUBJECT:

CONSIDER APPROVAL OF AMENDMENT NO. 1 FOR CAPITAL IMPROVEMENT PROJECT NO. 1704, AND APPROVAL OF RESOLUTION NO. 24-028 "A RESOLUTION OF THE CITY OF CARSON CITY COUNCIL AMENDING THE FISCAL YEAR 2023-24 BUDGET IN THE GENERAL FUND AND SPECIAL REVENUE FUNDS" PROVIDING FUNDS FOR ADDITIONAL WORK FOR PROJECT NO. 1704 CITY HALL FAÇADE RENOVATION PROJECT; AND CONSIDERATION TO ACCEPT THE PROJECT AS COMPLETE (CITY COUNCIL)

I. SUMMARY

On September 6, 2022, City Council awarded a Construction Contract to CWS Systems, Inc. for the construction of Project No. 1704: City Hall Façade Renovation, for a not to exceed amount of \$2,185,000.00.

During construction, unforeseen circumstances led to the inclusion of additional items in the scope of work detailed in the attached change orders 1 and 2 approved by the city. These additions entailed stucco application on the pedestrian bridge, additional concrete work to enhance planter waterproofing, replacement of deteriorated electrical conduits with new ones, and the undertaking of supplementary endeavors, beyond the project's initial defined scope but deemed advantageous to the city, such as the removal, disposal, and cleaning of diesel fuel from the primary Underground Storage Tank serving the emergency generator at Carson City Hall.

The project's contingency of \$327,750.00 was exceeded by \$12,753.28. Staff is requesting City Council approval for a budget resolution, providing an additional \$12,753.28 to cover the final project invoice.

This project has been completed in accordance with the approved plans and specifications. It is requested that the City Council accept the work as complete and authorize staff to file the Notice of Completion with the Los Angeles County Registrar-Recorder / County Clerk Office under Civil Code Section 9204.

Staff, therefore, requests that the City Council approve Amendment No. 1 (Exhibit 1) to the

Agreement, increasing the contract sum by \$340,503.28 resulting in a new not-to-exceed contract amount of \$2,525,503.28. Since the approved contract sum for the project is \$2,512,750.00, including a 15% contingency, staff is seeking City Council approval for an additional funding of \$12,753.28. This additional funding is necessary to cover the updated contract sum associated with Amendment No. 1, which accounts for out-of-scope additional work and unforeseen circumstances due to the age of the building.

Staff is also requesting that the City Council accept the project as complete and authorize staff to proceed with the filing of Notice of Completion.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Amendment No. 1 to Capital Improvement Project No. 1704. - City Hall Façade Renovation.
2. AUTHORIZE the Mayor to execute proposed Amendment No. 1 to the Contract following approval as to form by the City Attorney.
3. ADOPT Resolution No. 24-028, "A Resolution of the City of Carson City Council amending the fiscal year 2023-24 budget in the General Fund and Special Revenue Funds" appropriating \$12,753.28 to cover final invoices for Project No. 1704: City Hall Façade Renovation.
4. ACCEPT as complete Project No. 1704: City Hall Façade Renovation.
5. AUTHORIZE staff to file a Notice of Completion.

III. ALTERNATIVES

1. DO NOT ACCEPT the project as complete. However, acceptance of a project as complete and recordation of a Notice of Completion after work completion under Civil Code Section 9204 will shorten the time period during which any contractor will be able to file a lien claim.
2. DO NOT ADOPT Resolution No. 24-028, however, this alternative may not allow for the full completion of the scope of work for the project as planned.
3. TAKE another action the City Council deems appropriate consistent with the requirements of the law.

IV. BACKGROUND

On September 6, 2022, the City Council approved Item No. 29, awarding a Construction Contract to CWS Systems, Inc for a not to exceed amount of \$2,185,000.00. This contract pertains to the construction of Project No. 1704: City Hall Façade Renovation. Additionally,

the City Council authorized the allocation of construction contingencies, amounting to \$327,750.00 (15%).

The project involved the: (i) removal and repair of damaged planter walls, (ii) replacement of existing outdoor light fixtures with new water-resistant LED lighting, (iii) provision of a smooth plaster finish coat at all existing rough texture plaster exterior walls, (iv) provision of waterproofing membrane at repaired planters, (v)

provision of new paint to all existing smooth concrete and light texture exterior walls of building, and (vi) installation of new outdoor outlets.

Due to field conditions, the project experienced the following additional work needed that impacted the budget and depleted the project contingency:

No.	Scope Item Description	Amount
1.	Renovation of Pedestrian Bridge at City Hall	\$87,500.00
2.	Additional concrete work for the planters adjacent to the City Hall building	\$86,010.19
3.	Installation of new electrical conduits to planters	\$48,000.00
4.	Repair of delaminated stucco throughout the exterior walls at City Hall	\$12,093.29
5.	Additional work for Control Joints	\$4,646.40
6.	L-3 Lights were changed to weatherproof	\$14,624.85
7.	L-12 Lights changed to surface mounted	\$1,471.18
8.	Generator costs, out of scope	\$62,000
9.	Waterproof of skylight wall framing	\$5,136.88
10.	PLA Monitoring	\$16,133.25
11.	Credit for retrofit lights	(\$6,350.00)
12.	Credit for trees	(\$5,600.00)
13.	Additional cost for substituted fixtures with shorter lead times	\$6,390.09
14.	Bridge repair	\$5,000
15.	Remobilization for trellis lighting	\$2,100.00
16.	Repair to damaged wiring in landscaping area	\$1,347.15
	TOTAL Change Orders	\$340,503.28

The project including all work under the change orders has been completed in a satisfactory manner and now the City Council is being requested to approve Amendment No. 1 to the Agreement, increasing the contract sum by \$340,503.28 resulting in a new not-to-exceed contract amount of \$2,525,503.28. Since the approved contract sum for the project is \$2,512,750.00, including a 15% contingency, staff is seeking City Council approval for an additional funding of \$12,753.28. This additional funding is necessary to cover the updated contract sum associated with Amendment No. 1, which accounts for out-of-scope

additional work and unforeseen circumstances due to the age of the building.

Staff is also requesting that the City Council accept the project as complete and authorize staff to proceed with the filing of Notice of Completion.

V. FISCAL IMPACT

The total construction bid amount for this improvement project was \$2,185,000.00. A construction contingency in the amount of \$327,750.00, representing 15% of the total construction bid, is available for change orders and other unforeseen construction work that may be required to complete this project.

The total amount of the additional scope of work exceeded the construction contingency by \$12,753.28 which requires an amendment to the existing contract in order to process the final invoice submitted by CWS System Inc.

The additional funds of \$12,753.28 are available in account 101-99-999-904-8008 and should be appropriated per Resolution 24-028.

VI. EXHIBITS

1. Amendment 1 (pgs. 1-7)
2. Resolution 24-028 (pgs. 8-9)
3. Change Order 1 (pgs. 10-13)
3. Change Order 2 (pgs. 14-16)

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