



AGENDA REPORT

Meeting Date: May 20, 2008
Item Number: F-14
To: Honorable Mayor & City Council
From: Charles Ackerman, Project Administrator
Subject: APPROVAL OF CHANGE ORDER NO. 4 TO THE CONTRACT WITH BBS CONSTRUCTION, INC. FOR THE GREYSTONE MANSION ELECTRICAL AND PLUMBING RENOVATIONS; AUTHORIZE THE CITY MANAGER TO SIGN CHANGE ORDER NO. 4; AND

APPROVE A CHANGE PURCHASE ORDER IN THE AMOUNT OF \$74,160 TO BBS CONSTRUCTION, INC. FOR THIS WORK

Attachments: 1. Change Order No. 4

RECOMMENDATION

Staff recommends that the City Council move to approve Change Order No. 4 to the contract with BBS Construction, Inc. (Agreement No. 228-07) in the amount of \$74,160 for a total contract amount of \$1,158,230.06 for additional plumbing repair work at Greystone Mansion.

INTRODUCTION

A contract was awarded on June 19, 2007, to BBS Construction, Inc. for the electrical and plumbing renovations to Greystone Mansion. The scope of work includes renovation of the electrical and plumbing systems at Greystone Mansion, including a complete new electrical service that will accommodate future food service requirements and provide for future activities and programs in the mansion; and replacement of water and sewer piping and connection to existing plumbing fixtures on the first floor.

DISCUSSION

During the course of the renovation work, an unknown condition was encountered in the lower level of the entertainment wing. Specifically, storm water was infiltrating the bowling alley during rainstorms, potentially causing damage to recently restored surfaces. Investigation of this situation revealed that the original storm drain line that runs below the driveway to the north, connecting to the window wells along the

entertainment wing was non-functioning. BBS Construction, Inc. proceeded to determine through a video camera that several portions of the drain pipe was damaged and could not be cleared through normal "snaking" means.

The necessary corrective work is to replace damaged storm drain line, catch basins and downspout connections to stop the infiltration of water and any further damage to the historic fabric of the bowling alleys. A change order proposal was prepared by BBS Construction, Inc. in the amount of \$74,160 for completion of the following additional scope of work:

- Remove existing granite pavers throughout the work area, approximately 200 square feet
- Demolish the existing mortar and concrete substructure
- Excavate the drain line trench, demolish existing catch basins, and remove damaged storm drain pipes
- Fill new trench with 4" of sand around new pipe
- Install approximately 125' of new 6" SDR35 drain pipe
- Install 4" SDR35 branch drain pipe and connect to 4 catch basins and 2 roof drains
- Backfill with dirt, compact and prepare for new concrete sub-slab
- Install granite pavers to original locations over new mortar bed

The original contract amount is \$995,000.00. To date, 3 change orders in the total amount of \$89,070.06 were issued to address various unforeseen conditions in the Mansion, and minor requests from Community Services for additional electrical service in the courtyards to support ongoing events.

Subject to approval of Change Order No. 4, the new contract amount will be \$1,158,230.06

The current contractual completion date is May 28, 2008, and a time extension of ten days is required to perform this work for a new contractual completion date of June 7, 2008.

FISCAL IMPACT

Funding for this contract work has been budgeted from the 07-08 Capital Improvement Program (CIP) budget for Greystone Improvements Project #0442 and is available to cover the cost of this work.



Scott G. Miller
Finance Approval

 DG

David D. Gustavson
Approved By



CITY OF BEVERLY HILLS
PROJECT ADMINISTRATION
PUBLIC WORKS & TRANSPORTATION

CHANGE ORDER NO. 4

PROJECT: GREYSTONE MANSION ELECTRICAL AND PLUMBING RENOVATIONS

TO: BBS Construction, Inc. 511 S. First Ave #140 Arcadia, CA. 91006 ATTN: Tom Bilaver	DATE: 7-May-08 RFI # or COR #: N/A CONTRACT #: 228-07 INITIATED BY: City
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CONTRACT DOCUMENTS DATED 4/16/07 SHALL BE CHANGED AS FOLLOWS:

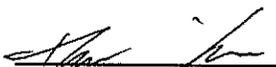
STORM DRAIN RENOVATION AND IMPROVEMENTS	
1) Remove approximately 200 square feet of existing granite pavers in original configuration, excavation of trenches, catch basins and storm drain lines	\$74,160.00
2) Replacement of drain line including 125 lineal feet of new 6" drain line and 4" branch drain lines connected to four (4) catch basins and two (2) existing roof drains	
3) Replacement of granite pavers set in original configuration where remove for new drain line	
TOTAL CHANGE ORDER NO. 4	\$74,160.00

Payment for this change shall full compensate the contractor for all costs related in any way to this work and its effect on other work already contracted, and this change in time shall be the total for this work and any work already contracted.

CONTRACT START DATE	07/30/07	ORIGINAL CONTRACT AMOUNT	\$995,000.00
ORIGINAL COMPLETION DATE	04/28/08	PREVIOUS CHANGE ORDERS	\$89,070.06
PREVIOUS TIME CHANGES	30 Days	CURRENT CONTRACT AMOUNT	\$1,084,070.06
CURRENT COMPLETION DATE	05/28/08	THIS CHANGE ORDER	\$74,160.00
THIS TIME CHANGE	10 Days	NEW CONTRACT AMOUNT	\$1,158,230.06
NEW COMPLETION DATE	06/07/08		

Time is in calendar days

APPROVED BY CONTRACTOR:

 5/8/08
Tom Bilaver, BBS Construction, Inc. Date

APPROVED BY CITY:

 5/8/08
Alan Schneider, Director Proj. Admin. Date

Roderick J. Wood, City Manager

 5/8/08
Steve Miller, Dir. Community Services Date