



AGENDA REPORT

Meeting Date: October 14, 2008
Item Number: F-8
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Subject: APPROVAL OF A CHANGE ORDER TO THE CONTRACT WITH TOWER ENGINEERING, INC. FOR THE CITY HALL GROUND FLOOR REMODEL; AUTHORIZE THE CITY MANAGER TO SIGN THE CHANGE ORDER; AND

APPROVE A CHANGE PURCHASE ORDER IN THE AMOUNT OF \$239,983 TO TOWER ENGINEERING, INC. FOR THIS WORK

Attachments: 1. Change Order

RECOMMENDATION

Staff recommends that the City Council move to approve a Change Order to the contract with Tower Engineering, Inc. (Agreement No. 418-07) in the amount of \$239,983 to perform alterations to the concrete arcade structure fronting the City Hall entry from Rexford Drive, and authorize the City Manager to execute the Change Order. The new total purchase order amount is \$5,374,223.

INTRODUCTION

A contract was awarded on October 16, 2007, to Tower Engineering, Inc. for the City Hall Ground Floor Remodel project. The scope of work remodeled the ground floor (future first floor) of City Hall into a Customer Service Center for permits, parking and payments, which is intended to provide a single location for service to most City Hall customers. In addition, the project included alterations to the exterior of City Hall at the Rexford Drive entry to convey the appropriate significance for the main public entrance to City Hall.

DISCUSSION

As the project progressed during the past few months with the exterior work, including new flagstone paving (to match the paving on the Crescent Drive side) from the sidewalk at Rexford Drive to the building entry, it became evident that the northernmost portion of the Civic Center arcade fronting City Hall obscures the view of City Hall. The elliptical arcade terminates

virtually on the centerline of the City Hall entry. Photo images are included that illustrate the obstruction caused by the end of the arcade.

With alterations to the exterior of City Hall, staff explored the options to reconfigure the arcade structure to correct this situation. The project team of consultants developed a plan that would remove the northernmost column and reconstruct the end of the arcade structure. The original structural engineer for the Civic Center project has reviewed and analyzed this proposal, and concurs that it can be accomplished without a detrimental affect to the balance of the structure.

The proposed alteration to the arcade was submitted to Tower for change order pricing. A cost proposal in the amount of \$239,983 was prepared that addresses the demolition and reconstruction work during off business hours so not to impact access to City Hall by the public.

In addition to the construction cost for the alteration work, there are architectural and engineering fees necessary to complete the plans for a Building Permit. The cost for these fees is under \$20,000 and would be covered under existing agreements with the consultants.

The original contract amount is \$4,634,240. To date, 8 change orders in the total amount of \$230,580 have been issued to address various unforeseen conditions in City Hall, and minor changes due to coordination of the plans and specifications. An additional \$70,000-\$80,000 has been submitted by Tower for consideration in a final change order. Notwithstanding the cost for the change order work presented herein, the total change orders for the project is less than 6%, which is extraordinary for an extensive remodeling project.

Subject to approval of Change Order No. 9, the new contract amount will be \$5,104,803.

The project was substantially complete on September 30, 2008, which included a time extension of just 25 days from the original contractual completion date of September 5, 2008. The work in this change order is anticipated to take four to six weeks to complete.

FISCAL IMPACT

Funding for this contract work has been budgeted from the 08-09 Capital Improvement Program (CIP) budget for the City Hall Master Project #0851 and is available to cover the cost of this work.

 Scott G. Miller
Finance Approval

 David D. Gustavson 
Approved By



View of City Hall from across Rexford Drive



View of the remodeled City Hall Rexford entry

Proposed column
to be removed



View from City Hall looking east to Rexford Drive



CITY OF BEVERLY HILLS
 PROJECT ADMINISTRATION
 PUBLIC WORKS & TRANSPORTATION

CHANGE ORDER NO. 9

PROJECT: City Hall Ground Floor Remodel

TO: Tower Engineering Inc. 9130 Glenoaks Blvd, Suite 200 Sun Valley, CA 91352 Attn: Mahmoud Saheli	DATE: October 14, 2008 RFI #: CONTRACT #: 418-07 INITIATED BY: Contractor/Arch't
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CONTRACT DOCUMENTS DATED 8/24/2007 SHALL BE CHANGED AS FOLLOWS:

1) Demolish northernmost column and canopy of arcade structure, and reconstruct new concrete end structure to the arcade per Structural Engineer, Nabih Youssef & Associates plans	\$ 239,983.00
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TOTAL CHANGE ORDER NO. 9	\$ 239,983.00
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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	11/5/2007	ORIGINAL CONTRACT AMOUNT	\$ 4,634,240.00
ORIGINAL COMPLETION DATE	9/5/2008	PREVIOUS CHANGE ORDERS	\$ 230,579.64
PREVIOUS TIME CHANGES	25 Days	CURRENT CONTRACT AMOUNT	\$ 4,864,819.64
CURRENT COMPLETION DATE	9/30/2008	THIS CHANGE ORDER	\$ 239,983.00
THIS TIME CHANGE	0 Days	NEW CONTRACT AMOUNT	\$ 5,104,802.64
NEW COMPLETION DATE	9/30/2008		

Time is in calendar days

APPROVED BY CONTRACTOR:

APPROVED BY ARCHITECT

 Mahmoud Saheli, Tower Constructic Date

 Mandana Motahari, RTK Architects Date

RECOMMENDED BY PROJECT MANAGER

APPROVED BY CITY:

 Zara Farimani, Stegeman & Kastner Date

 Roderick J. Wood, City Manager Date

 Alan Schneider, Dir. Proj. Admin. Date