



AGENDA REPORT

Meeting Date: May 13, 2009
Item Number: F-8
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Subject: ACCEPTANCE OF CONTRACT WORK FOR THE COMPLETED PHASE 1 CITY HALL GROUND FLOOR REMODEL BY TOWER ENGINEERING, INC. IN THE FINAL CONTRACT AMOUNT OF \$5,283,014
Attachments: None

RECOMMENDATION

Staff recommends that the City Council accept the described contract work with Tower Engineering, Inc. and authorize the recordation of the Notice of Completion.

INTRODUCTION

In accordance with the contract documents, this report requests City Council acceptance of the contract work by Tower Engineering, Inc., and requests authorization to record the Notice of Completion with the County Recorder.

DISCUSSION

A contract was awarded to Tower Engineering, Inc. on October 16, 2007, on the basis of sealed competitive bids. The contract consisted of the demolition and renovation of the ground floor of City Hall, which has been re-named the First Floor. The project created a one-stop service facility for most customers of City Hall. The new Customer Service Center provides an environment with an expanded level of convenience and service. Some of the expanded services include processing development permits, the issuance of parking permits, cashiering for bill payments, and self-service computer stations to access City programs through its internet website.

Field observation was performed by the Project Administration staff; project management consultant, Stegeman & Kastner; the architect, RTK Architects; and the Building and Safety Division of the Community Development Department. These reviews occurred during, and upon completion of the work, and assure that it was

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performed according to, and in compliance with, the project contract documents and the requirements of applicable codes.

FISCAL IMPACT

The original contract was awarded in the amount of \$4,634,240 which included a contingency for change orders in the amount of \$500,000 to address unforeseen conditions within the 75 year old City Hall building. In October 2008, a change order was approved by the City Council to modify the concrete arcade fronting City Hall and \$239,983 was added to the contingency amount for a total of \$739,983. Fourteen change orders were issued during this project, totaling \$648,774 for additional work not included in the original bid. Other than the arcade column change order work, the balance of the change orders compute to less than 8% of the original contract amount. Included in this unanticipated work were costs for unforeseen utilities that required relocation, changes due to the existing building substrate to accommodate the design, and enhanced security surveillance equipment. The final contract amount is \$5,283,014. The amount paid on the contract to-date is \$5,086,688.73. A balance of \$189,977.27 is due to be paid 30 days after recordation of the Notice of Completion.

 David D. Gustavson 
Approved By