



AGENDA REPORT

Meeting Date: November 30, 2010
Item Number: F-8
To: Honorable Mayor & City Council
From: Alan Schneider, Director of Project Administration
Donielle Kahikina, Associate Project Manager
Subject: ACCEPTANCE OF CONTRACT WORK FOR THE CITY HALL
SECOND FLOOR / THIRD FLOOR REMODEL PROJECT BY TOWER
GENERAL CONTRACTORS, INC., IN THE FINAL CONTRACT
AMOUNT OF \$2,853,976.73
Attachments: None

RECOMMENDATION

It is recommended that the City Council accept the described contract work with Tower General Contractors, 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 to remodel the City Hall second and third floor by Tower General Contractors, Inc., and requests authorization to record the Notice of Completion with the County Recorder.

DISCUSSION

On May 27, 2009, a contract was awarded on the basis of sealed, competitive bids received after public bid opening for the City Hall Second and Third Floor Remodel Project. The contract, which was awarded to Tower General Contractors, Inc., consisted of the renovation of approximately 6,200 square feet of the second floor for the Community Services Department, City Attorney's offices, and Communication's offices; and upgrades to fire/life safety system and HVAC system at City Clerk's offices. Also, renovation of approximately 11,000 square feet of the third floor for Administrative Services Department and training / conference facilities; and upgrade of the public lobby.

Field inspection by Project Administration, Fire Department and Community Development/Building & Safety staff during and upon completion of the work has

assured that the work was performed according to, and in compliance with, the contract documents for this project, the requirements of the Municipal Code and all other applicable codes.

FISCAL IMPACT

The original contract was awarded in the amount of \$2,543,000.00. Nineteen change orders were issued during this project, in the total amount of \$310,976.73 for additional work not included in the original bid due to unforeseen existing conditions, including necessary hazardous material abatement uncovered during the course of the remodel. The total change order amount is within the approved construction contingency of \$300,000 plus \$47,500 which was added to the original contingency by approval of the City Manager, in accordance with existing policy. The final contract amount is \$2,853,976.73

The amount paid on the contract to date is \$2,530,667.52 with the balance of \$323,309.21 due to be paid 30 days after the recordation of the Notice of Completion.

 David D. Gustavson 
Approved By