

Meeting Date: 9/24/2013

Report Type: Consent

Report ID: 2013-00683

Title: Change Order: Sacramento Valley Depot Structural Retrofit Project

Location: 401 I Street, District 3

Issue: Construction of the Sacramento Valley Depot Structural Retrofit Project is nearing completion. The contractor has worked with staff and the design team to address unknown and unanticipated field conditions that impact completion of the structural upgrades. Change Orders issued for the work completed are nearing 8% of the construction cost. City Code section 3.60.210(A)4 requires City Council to approve change orders in excess of eight percent of the original agreement price.

Recommendation: Pass a Motion 1) authorizing the City Manager or the City Manager's designee to execute Change Order No.18 to City Agreement No. 2011-1149 with Diede Construction to address unknown and unanticipated field conditions that impact completion of the structural upgrades in an amount not to exceed \$80,359 for a revised total agreement amount not to exceed \$9,604,525; 2) ratifying all previous supplemental agreements issued under City Manager authority; 3) resetting the City Manager's authority to issue change orders for City Agreement No. 2011-1149 with Diede Construction; and 4) resetting the City Manager's authority for the Sacramento Intermodal Transportation Facility (T15029000) Project.

Contact: Hinda Chandler, Senior Architect, (916) 808-8422; Jerry Way, Director, (916) 808-7100, Department of Public Works; David Morgan, Associate Architect, (916) 808-8425, Department of General Services

Presenter: None

Department: Public Works Department

Division: Planning & Policy

Dept ID: 15001041

Attachments:

1-Description/Analysis

2-Background

3-Change Order No. 18

City Attorney Review

Approved as to Form
Gerald Hicks
9/13/2013 3:02:21 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
John Colville
9/13/2013 8:27:42 AM

Approvals/Acknowledgements

Department Director or Designee: Jerry Way - 9/13/2013 9:58:57 AM

Description/Analysis

Issue: On September 13, 2011, the City Council awarded a construction contract for the Sacramento Valley Depot Retrofit project to Diede Construction, Inc. The contractor has worked with staff and the design team to address unknown and unanticipated field conditions that impact completion of the structural upgrades identified in the scope of work. Construction is nearing completion and is expected to be completed in September 2013. Change Orders issued for the work completed are nearing 8% of the construction cost. In order to maintain efficiency and expedite completion of the work, the City Manager's authorization limit to issue change orders must be reset.

Policy Considerations: The recommendations in this report are consistent with: 1) the City's General Plan goals of improving sustainability and livability and providing better accessibility to public transportation; 2) City Code section 3.60.210(A)(4) requiring City Council Approval of change orders in excess of 8% of the original agreement price; and 3) City Code section 3.60.210(D) resetting the City Manager's authority to issue future change orders.

Economic Impacts: None.

Environmental Considerations:

California Environmental Quality Act (CEQA): All work associated with the structural upgrade of the Intermodal Depot will be completed consistent with the Secretary of the Interior's Standards for the treatment of Historic Properties for Preserving, Rehabilitating, Restoring, and Reconstruction of Historic Buildings. The work qualifies for a Categorical Exemption under CEQA Section 15331. A Notice of Exemption (NOE) was filed with the Sacramento County Clerk on January 20, 2011.

National Historic Preservation Act (NHPA) Section

106/National Environmental Protection Act (NEPA) Review:

In spring 2010, the project's Cultural Resources Report, prepared in compliance with NHPA Section 106, was completed and released for public review and comment. The report addressed modifications necessary to structurally stabilize the Sacramento Valley Station, improve facility accessibility, and address life safety concerns. Public comments were received on April 7, 2010, during a meeting of the City's Preservation Commission. Comments and responses received from the public were incorporated into the final Cultural Resources Report and submitted to the California State Office of Historic Preservation (SHPO) for review and evaluation. On May 24,

2010, SHPO issued a formal review of the Cultural Resources Report to the Federal Transit Administration concurring that the proposed structural retrofit posed "No Adverse Effect." On June 7, 2010, the Federal Transit Administration determined that the "project qualifies as a categorical exclusion under 23 CFR Part 771.117(d)(9)" and therefore completed all the NEPA review requirements.

Sustainability: Completion of this project will contribute to achieving the City's Sustainability Master Plan goals by helping to reduce dependence on private automobiles, and by working with community partners to provide efficient and accessible public transit and transit supportive land uses.

Commission/Committee Action: None

Rationale for Recommendation: Change order No. 18 to City Agreement No. C2011-1149 with Diede Construction is necessary to address structural modifications necessary to address unforeseen and hidden field conditions, excavation for a water line tap that required unanticipated shoring, additional lead paint abatement on walls and ceiling, modification to a bathroom partition based on revised field conditions, and structural anchoring of historic windows.

Financial Considerations: As of August 19, 2013, the Sacramento Intermodal Transportation Facility project (T15029000) has a total budget of \$198 million and an unobligated balance of \$36 million. The majority of these funds are federal TIGER grant funds and committed match, which can only be used for specific grant activities related to the Intermodal Facility. Therefore, most of the funds are not available to use for the Depot Retrofit portion of the project. Of the total funding that has been dedicated for the Sacramento Depot Retrofit, \$245,845 is unobligated, which is sufficient to execute the change order with Diede Construction in the amount of \$80,359 to complete construction management for the project.

Emerging Small Business Development (ESBD): ESBD rules are held in abeyance because of federal funding on this project; federal Disadvantaged Business Enterprise (DBE) guidelines apply. Diede Construction, Inc. has executed a "Good Faith Effort" as documented in their bid proposal.

Background:

Structural Retrofit of the Sacramento Valley Station (T15029003) provides for the structural stabilization, Americans with Disabilities Act (ADA) access improvements and fire protection of the existing facility, which was built in 1926 and listed on the National Register of Historic Places.

Improvements include installation of concrete shear walls, floor diaphragms, structural steel frames, reinforcement of existing roof trusses, structural repair of the existing terra cotta balustrade, upgrades to existing entrances and public restrooms to provide ADA access to the general public, and installation of smoke detection devices and fire sprinklers to provide protection for the existing facility.

The project was advertised and bids were received on August 10, 2011. The contract was awarded to Diede Construction, Inc. as the lowest responsive and responsible bid on September 13, 2011. Construction is nearing completion on the project.

The following change orders have been issued for the project to date:

Change Order No. 1 in the amount of (\$145,216) as a deductive change order modifying the scope to include cost saving alternatives and eliminating scope that was not directly related to structural retrofit work.

Change Order No. 2 in the amount of \$17,443 to compensate the contractor for removal of communications cabling damaged by vandalism immediately prior to construction and relocation and protection of cabinet network in the basement.

Change Order No. 3 in the amount of \$84,139 to stabilize existing historic plaster ceilings. Original ceilings indicated no distress, but once construction began it became apparent the nails holding the existing wood lath in place had rusted over time and no longer provided stable connections to support plaster in the existing framing. A uniform grid of structural anchors was installed to protect the ceiling from damage in the historic restaurant and adjacent lobby.

Change Order No. 4 in the amount of \$32,080 to compensate the contractor for removal of abandoned heating and ventilation equipment located on the fourth floor mezzanine.

Change Order No. 5 in the amount of \$18,873.41 compensated the contractor for modification of the ticket counter to address tenant

operational needs and installation of electrical switchgear to meet City building standards.

Change Order No. 6 in the amount of \$31,410 compensated the contractor for modification of existing electrical equipment, removal of hidden mechanical equipment, and modification of existing conditions for installation of communications wiring.

Change Order No. 7 in the amount of \$12,669 compensated the contractor for replacement of limited Terra Cotta rail caps with new castings. Replaced Terra Cotta caps were determined to have horizontal cracks that were not visible prior to construction and, if reinstalled, would have quickly deteriorated.

Change Order No. 8 in the amount of \$67,913 to compensate the contractor for installation of fire sprinklers in the attic space above the main lobby ceiling.

Change Order No. 9 in the amount of \$2,694.48 to compensate the contractor for installation of high security mirrors in the Public Restroom areas.

Change Order No. 10 in the amount of \$98,513 to compensate the contractor for abatement of lead paint on the roof trusses above the main lobby.

Change Order No. 11 in the amount of \$98,079 to take credit for eliminating the AMTRAK ticket counter in coordination with Phase II activities and compensate the contractor for abatement of lead paint to steel trusses in the attic above the historic restaurant.

Change Order No. 12 in the amount of \$94,728 to compensate the contractor for miscellaneous activities including additional preparation work to existing concrete beams due to hidden existing field conditions, relocation, storage and disposal of excess excavation soils, installation of additional wiring in restrooms, rental of support trailers for tenant operations, and installation of additional scaffolding above the main lobby ceiling.

Change Order No. 13 in the amount of \$48,000 to compensate the contractor for installing additional scaffolding below the ceiling in the main lobby to reduce operational impacts on the existing tenant, expedite completion of the work, and coordinate with Phase II activities.

Change Order No. 14 in the amount of \$76,077 to compensate the contractor to install new rain water leaders at the south marquees, stabilize

existing emergency exit ladders, make modifications to the smoke detection system, make adjustments in multiple locations for structural supports that were hidden, and address unforeseen field conditions.

Change Order No. 15 in the amount of \$5,719 to compensate the contractor for removal of additional tile, modification to existing electrical, installation of additional hardware and support for hidden and unforeseen conditions, plus replacement of a broken exhaust fan.

Change Order No. 16 in the amount of \$23,954 to provide additional lighting in the public restrooms, modify an access ramp to adjust for existing field conditions, stabilize existing plaster ceilings, and provide changes to structural connections where hidden field conditions did not match proposed design solutions.

Change Order No. 17 in the amount of \$88,090 to compensate the contractor for changes in ADA signage resulting from updated code requirements, provide electrical wiring for a fire alarm flow bell, remove the existing non-compliant wood catwalk, modify exit lighting at south marquees to coordinate with Phase II objectives, replace materials damaged by occupants, and replace existing framing damaged by previous building occupants but hidden and not visible prior to construction.

City of Sacramento
CHANGE ORDER

Project #: T15029003

Contract #: 2011-1149

Purchase Order #: 0000015744

Change Order #: 18

Sacramento, California

TO: Diede Construction, Inc., Contractor

CONTRACT FOR: Sacramento Valley Depot Retrofit

Upon Mutual acceptance of this document by the City of Sacramento, hereinafter referred to as "City", and your firm, hereinafter referred to as "Contractor", in accordance with the terms and conditions of the original contract documents, you are hereby directed to make the following changes for the consideration set forth below:

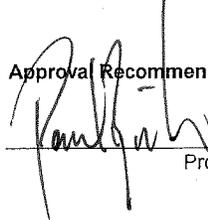
Description:

See Exhibit A

The original contract sum was	\$8,869,000.00
The net change by previous Change Orders was	\$655,165.89
The contract sum prior to this Change Order was	\$9,524,165.89
The contract sum will be increased by this Change Order	\$80,359.00
The new contract sum including all Change Orders	\$9,604,524.89

Contractor agrees that the amount of increase or decrease in the contract sum specified in this Change Order shall constitute full compensation for the work required by this Change Order, including but not limited to all compensation for the additional and/or revised work specified herein, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised work, including any changes disruptions or delays in work schedules or in the performance of other work by Contractor. The time for the performance of the contract is increased by 20 Calendar Days by reason of the performance of the work required by this Change Order. Except as herein above expressly provided, Contractor further agrees that the performance of the work specified in this Change Order or the rescheduling of other project work made necessary by this Change Order, shall not constitute a delay which will extend the timelimit for completion of the work as said term is used in the contract between the City and the Contractor for the project.

Approval Recommended by:


Project Manager 9-6-13

Approved by:

City of Sacramento Date

Approved by:

Contractor

Attested to by:

City Clerk

Approved as to form:

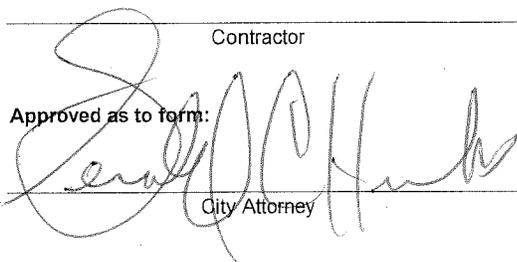

City Attorney

Exhibit A
Sacramento Valley Depot Retrofit
2011-1149
08/26/13

<i>Description</i>	<i>Amount</i>
Change Order #18	
PCO # 77.0 Changed/Unforeseen Conditions	\$3,608.00
08/26/13 Modify "C" Channel to address existing field condition. (PC#208/RFI# 307a)	
PCO # 94.0 Changed/Unforeseen Conditions	\$4,308.00
08/26/13 Existing water line was buried deeper than anticipated and required additional trenching and shoring to complete installation of fire hydrant line. (OC#125/RFI #239)	
PCO # 95.0 Changed/Unforeseen Conditions	\$8,671.00
08/26/13 Clean up of lead dust and debris beyond scope of original contract. (PC#178R)	
PCO # 96.0 Changed/Unforeseen Conditions	\$1,260.00
08/26/13 Changes to Toilet Room Accessories to meet ADA clearance requirements. Reduction in credit from Change Order #1. (PC#227/RFI#367)	
PCO # 97.0 Changes to Bid Documents	\$6,222.00
08/26/13 Lead paint abatement and plaster removal of 3rd floor ceiling along gridlines 9 & 16 as noted in revised detail SK-23. (PC#248)	
PCO # 98.0 Changed/Unforeseen Conditions	\$4,270.00
08/26/13 Revised steel strap detail at 3rd floor. (PC#251R)	
PCO # 99.0 Changed/Unforeseen Conditions	\$16,034.00
08/26/13 Concrete removal at columns in attic. (PC#260)	
PCO # 100. Changes to Bid Documents	\$6,756.00
08/26/13 Switch from MC Cable to EMT in locations where conduit will be concealed and inaccessible following construction. (PC#269R)	
PCO # 101. Changed/Unforeseen Conditions	\$13,273.00
08/26/13 Lead abatement and ceiling plaster removal on 3rd floor ceiling in areas bounded by gridlines 6-9 and 16-20. Excludes area covered by PC#248. (PC#270)	
PCO # 102. Changed/Unforeseen Conditions	\$11,781.00
08/26/13 After completing interior wall demolition at historic windows it was discovered that the existing windows do not have sufficient anchorage and support to secure windows in place during a seismic event. Steel masonry screws and infill mortar were installed to secure windows. (PC#285R)	
PCO # 103. Changes to Bid Documents	(\$477.00)
08/26/13 Reduced scope of work for glass installation. (PC#286)	
PCO # 104. Changed/Unforeseen Conditions	\$2,825.00
08/26/13 Provide notch in glulam beam to accommodate installation of structural anchors in four different locations. (PC#293)	
PCO # 105. Changed/Unforeseen Conditions	\$1,828.00
08/26/13 Change in bathroom partition dimensions in the public restrooms. (PC#354)	
13 Items	Total for Change Order # 18
	\$80,359.00

13	Items	Total for Contract # 2011-1149	\$80,359.00
<i>Totals By Reason</i>		Changed/Unforeseen Conditions	\$67,858.00
		Changes to Bid Documents	\$12,501.00
		Client Initiated Changes	\$0.00