

3.16

DEPARTMENT OF
PUBLIC WORKS

MAINTENANCE SERVICES
DIVISION

CITY OF SACRAMENTO
CALIFORNIA

5730 – 24TH STREET
BUILDING ONE
SACRAMENTO, CA
95822-3699
PH 916-433-6230

October 22, 2003

City Council
Sacramento, California

Honorable Members in Session:



SUBJECT: CITY FACILITY DEFERRED MAINTENANCE (CIP: CE21) – APPROVAL OF CHANGE ORDER NUMBER 1 TO SEISMIC REPAIR, ROOF REPLACEMENT, AND HVAC REPAIR AT FREEPORT SQUARE RETAIL FACILITY CONTRACT (C02003-121) FOR FIELD REVISIONS, DRY ROT REPAIR AND ADDITIONAL CALENDAR DAYS

LOCATION AND COUNCIL DISTRICT:

Freeport Square Retail Facility, 5770 Freeport Blvd., Sacramento, CA, Council District #4, Planning District #2.

RECOMMENDATION:

This report recommends the City Council adopt the attached resolution:

- Approving change order to include field revisions, replace dry rot and damaged decking on north half of retail roof, revision of parapet wall covering, and allow additional 12 calendar days to complete work with contractor L.M. Combs Construction Inc. for an amount of \$38,829.
- Authorizing the City Manager to execute the above change order; and
- Resetting City Manager change order authority.

CONTACT PERSONS: Cynthia Kranc, Public Works General Supervisor, 433-2258
Ron McKim, Facilities Superintendent, 433-6213

FOR COUNCIL MEETING OF: November 18, 2003

SUMMARY:

Contract work began in September 2003. As seismic repair began, variances from the drawings required field revisions. Not knowing the history nor having the ability to see the base structure until the roof was removed, staff and contractor could not estimate the amount of dry rot present. As the north half of the retail roof was removed numerous boards were found to have dry rot and/or damage due to original work that tarred directly on the plywood decking. Revision to the parapet wall covering also is required due to conditions that were unknown until exposed.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

- The City acquired this property in the fall of 2002 and has limited knowledge regarding its building specifications and repair history.
- As is typical with roof repair, it was impossible to know the exact condition of the under structure until the roof was removed.
- L.M. Combs Construction Inc. began seismic work in September 2003. They discovered some conditions that were variances from the drawing requiring field revisions.
- Roof removal exposed numerous boards in the decking that need replacing due to dry rot and due to the fact that original work included hot tarring directly onto wood decking rather than a secondary surface.
- Upon removal of the parapet wall covering improper installation was revealed that requires modification.

FINANCIAL CONSIDERATIONS:

The CE21 deferred maintenance budget is \$8,545,000. As of October 17, 2003, the current unobligated balance is \$1,535,756. The Freeport Square Retail Facility deferred maintenance project was allocated \$480,000 from the CE21 total budget for seismic repair, roof replacement, and HVAC repair. The current CE21 unobligated balance and the Freeport Square Retail Facility project allocation are both sufficient to award change order #1 to L.M. Combs Construction, Inc. for \$38,829.

ENVIRONMENTAL CONSIDERATIONS:

On April 20, 2000 the City Council ratified a Negative Declaration for the purchase of property located at 5760 & 5770 Freeport Boulevard to accommodate the relocation of administrative support activities for the City's Police and Fire Departments. The current request for approval of work on the project is consistent with the project analyzed in the ratified environmental document.


POLICY CONSIDERATIONS:

The project is consistent with the City's Strategic Plan to enhance and preserve neighborhoods.

ESBD CONSIDERATIONS:

L. M. Combs Construction Inc. is a certified Small Business Enterprise (SBE) with the City's Emerging and Small Business Development Program (ESBD).


Respectfully submitted,


Ron McKim
Facilities Superintendent

Approved:


Gene Moore
Maintenance Services General Manager

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

Approved:


Thomas V. Lee
Deputy City Manager

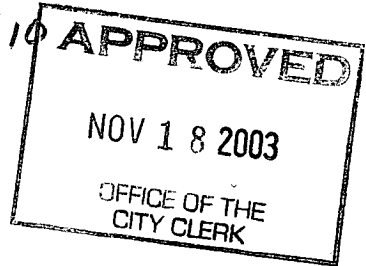
TABLE OF CONTENTS:

Resolution approving change order number 1 to Seismic Repair, Roof Replacement, and HVAC Repair at Freeport Square Retail Facility contract (C02003-121) for field revisions, dry rot repair and additional calendar days. – Page 4.

RESOLUTION NO. 2003-810 APPROVED

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



A RESOLUTION APPROVING CHANGE ORDER NUMBER 1 TO SEISMIC REPAIR, ROOF REPLACEMENT, AND HVAC REPAIR AT FREEPORT SQUARE RETAIL FACILITY CONTRACT (C02003-121) FOR FIELD REVISIONS, DRY ROT REPAIR AND ADDITIONAL CALENDAR DAYS (CIP:CE21)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- Change order number 1 is approved to include field revisions, replace dry rot and damaged decking on north half of retail roof, revision of parapet wall covering, and allow additional 12 calendar days to complete work with contractor L.M. Combs Construction Inc. for an amount of \$ 38,829.
- City Manager is authorized to execute the above change order; and
- City Manager change order authority is reset.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____