



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
March 20, 2007

Honorable Mayor and
Members of the City Council

Title: Change Order No. 2: Marina Administration Building - Siding and Repairs

Location/Council District: 2710 Ramp Way, Council District 4

Recommendation: Adopt a **Resolution:** 1) Authorizing the City Manager to execute Change Order No. 2 to Contract No. 2006-263 with TDP Construction Services, Inc. in the amount of not to exceed \$20,042 for siding and repairs to the Marina Administration Building; and 2) resetting the City Manager's signature authority for this project.

Contacts: Gary Holm, General Supervisor, 808-6321; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not Applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 3283

Description/Analysis:

Issue: On August 25, 2006 a construction contract for \$24,740 was awarded to TDP Construction Services, Inc. to replace damaged siding to the north, west and south sides of the Marina Administration Building. During the course of this repair work additional dry-rot damage was discovered and Change Order No. 1 in the amount of \$13,361 was authorized within the City Manager's change order authority (City Code 3.60.210).

It was during the course of repair work performed under Change Order No.1 that staff found widespread structural damage to the framing of the building due to faulty installation of windows during the original construction. As a result of the uncertain nature of dry-rot damage and the possibility of mold contamination staff in the field authorized Change Order No.2 while the contractor was still on site in order to prevent further damage or deterioration of the structure.

Change Order No. 2 in the amount of \$20,042 results in total net change orders beyond the City Manager's authority or \$25,000 for contracts under \$250,000. City Council approval of Change Order No. 2 is therefore required to allow staff to pay for the work performed to complete remediation of the Marina Administration Building.

Policy Considerations: According to City Code 3.60.210(A) for contracts originally awarded for a price of less than \$250,000 the City Manager shall have the authority to issue change orders for an increase in contract price of up to \$25,000 provided that the sum of all such change orders for any single contract shall not exceed \$25,000.

Additionally, City Code 3.60.070 authorizes the City Manager to negotiate and contract for public projects without advertising for bids when public interest and necessity demand immediate action, repair or replacement to safeguard life, health, or property, to permit the continued conduct of city operations or services, or to mitigate further damage. Staff requests City Council approval of Change Order No. 2 authorized in order to complete this emergency repair project.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division, has reviewed this project and determined that it is exempt from the provisions of CEQA, (California Environmental Quality Act under Class 1&2, Section 15302(c)). Replacement or reconstruction of existing facilities involves negligible or no expansion of capacity, per section 15302(c).

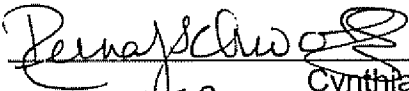

Rationale for Recommendation: The City Manager is authorized to issue change orders beyond the \$25,000 authority to prevent interruption of the work which would result in a substantial increase in cost to the City, and protect where damage has occurred, to avoid further or additional damage or deterioration. The City Manager is required to report as soon as reasonably possible but in no event more than 30 days, when a change order beyond the authority is authorized.

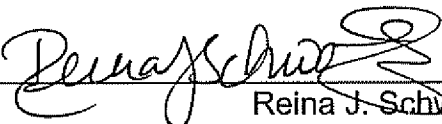
The uncertain nature of dry-rot damage and possible mold contamination, required extensive modification of the original work plan by City staff, and the emergency nature of the corrective effort necessitated an additional change order to the original contract and modification of the original scope.

The authorization of Change Order No. 2 in the amount of \$20,042 will allow staff to pay for work authorized in the field for the remediation of the Marina Administration structure before inclement weather set in and additional damage could occur to the building.

Financial Considerations: The cost of this change order will be paid from the FY2006/07 General Services, Facilities operating budget.

Emerging Small Business Development (ESBD): TDP Construction Services, Inc. is a City of Sacramento certified SBE firm.

Respectfully Submitted by: 
for  Cynthia Kranc
Facilities Manager

Approved by: 
Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:




for  Ray Kerridge
City Manager

Table of Contents:

	Report	Pg 1
Attachments		
1	Background	Pg 4
2	Resolution	Pg 5

BACKGROUND INFORMATION:

- The Marina Administration Facility is located at 2710 Ramp Way, in the Miller Park Marina and was built in 1988 with a total occupied office space of 5,673 square feet over two floors.
- The original contracted work was to repair the exterior structure; it was at that time that extensive dry-rot was discovered and Change Order No.1 in the amount of \$13,362 was executed within the City Manager's change order authority on February 13, 2007.
- Once the siding was removed for replacement, it was further discovered that structural damage had occurred to the framing of the building due to faulty installation of windows during the original construction. The roof had to be supported while framing members were replaced and windows reinstalled with the correct water-proofing procedures. On February 28, 2007, Change Order No. 2 was authorized in the field to enable staff to complete the remediation of the Marina Administration structure before inclement weather set in and additional damage could occur to the building.

RESOLUTION NO. 2007-xxxx

Adopted by the Sacramento City Council

March 20, 2007

AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 2 TO CONSTRUCTION CONTRACT 2006-263 WITH TDP CONSTRUCTION SERVICES, INC. IN THE AMOUNT NOT TO EXCEED \$20,042 FOR SIDING AND REPAIRS TO THE MARINA ADMINISTRATION BUILDING AND RESETTING THE CITY MANAGER'S SIGNATURE AUTHORITY FOR THIS PROJECT

BACKGROUND

- A. The Marina Administration Facility is located at 2710 Ramp Way, in the Miller Park Marina and was built in 1988 with a total occupied office space of 5673 square feet over two floors.
- B. The original contracted work was to replace damaged siding to the north, west and south sides of the Marina Administration Building exterior structure; it was at that time that additional dry-rot was discovered.
- C. Change Order No.1 in the amount of \$13,362 was executed within the City Manager's change order authority on February 13, 2007. The critical nature of the corrective effort necessitated the need to do additional repair work.
- D. Authorization of the work included in Change Order No. 2 for \$20,042 was done in the field in order to complete the repairs in a timely and safe manner. Council approval of Change Order No. 2 will allow staff to pay for the work performed to repair structural damage to the framing of the building due to faulty installation of windows during the original construction of the Marina Administration Building.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager is authorized to execute Change Order No. 2 to contract 2006-263 with TDP Construction Services, Inc. in the amount of \$20,042 for siding and repairs to the Marina Administration Building.
- Section 2. The City Manager's signature authority is hereby reset for this project.