



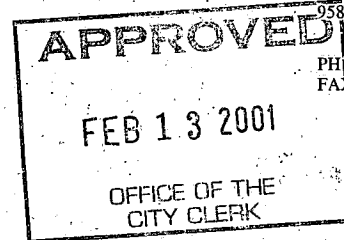
4.3

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 10TH STREET
SACRAMENTO, CA
95814-2702

TECHNICAL SERVICES
DIVISION



PH: 916-264-8300
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January 26, 2001

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF CHANGE ORDER NO. 1 IN THE AMOUNT OF \$4,622,276 TO HARBISON MAHONY HIGGINS BUILDERS FOR PARKING GARAGE C (PN: VD71) AND APPROPRIATION OF FUNDS

LOCATION AND COUNCIL DISTRICT:

805 14th Street, Council District 1.

RECOMMENDATION:

This report recommends that the City Council:

- Approve Change Order No. 1 in the amount of \$4,622,276 with Harbison Mahony Higgins Builders;
- Adopt the attached resolution approving a fund appropriation in the amount of \$4,622,276 to Parking Garage C (PN:VD71); and
- Reset City Manager change order approval.

CONTACT PERSON: Kirk Thompson, Project Manager, 264-8431

FOR COUNCIL MEETING OF: February 13, 2001

SUMMARY:

Change Order No. 1 will adjust the contract to account for market-driven cost increases, scope changes that affect the appearance and structure of the new Memorial Garage (previously Lot C) as well as additional construction work that remedies neighborhood safety / liability issues during the construction process.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND INFORMATION:

- On September 21, 1999, City Council suspended competitive bidding for construction of Parking Garage C and authorized the City Manager to solicit proposals for a Design/Assist construction contract.
- On May 9, 2000, City Council awarded the Parking Garage C Design Assist Construction Contract to Harbison Mahony Higgins Builders. The construction contract for a Guaranteed Maximum Price (GMP), in the not to exceed amount of \$16,203,459, was negotiated with Harbison Mahony Higgins Builders to:
 1. Identify cost saving items while working with the design team and City staff.
 2. Start procurement of construction materials in a fast track mode.
 3. Complete the project within 13 months of ground breaking.
- On December 5, 2000, a report concerning the market condition affects on Lot C was presented to City Council. This report advised Council that HMH would not be able to keep costs within this not-to-exceed contract. The redesign of the exterior and safety concerns in the neighborhood has consumed the project contingency, and caused the schedule to slip which has affected the subcontractor bidding. This is reflected in higher and/or less subcontractor bids on the project.
- HMH, Gordon H. Chong & Partners (GHCP) and City staff have pursued value engineering (VE) reductions to reduce the impact to the project budget and have minimal effect on the operation of the garage. See Exhibit A for the list of VE items recommended by staff.

Typically, the cumulative impact to a project reflected in this type of scope change (Exhibit B) would result in three factors:

1. The contractor would spend more time than originally anticipated managing the fast track construction process and less time supervising the unchanged work. HMH has added staff to handle this issue.
2. The contractor and subcontractors would spend more time evaluating changes to the work than implementing the original scope of work. The City, GHCP and HMH are meeting on a weekly basis to reduce or eliminate changes to the project.
3. The changes would cause sequential work to become concurrent, resulting in a stacking of trades, other wise known as the "ripple effect". Fortunately, HMH has been able to manage this by proper scheduling of trades and selective use of overtime to beat inclement weather.

Change Order No. 1 (Exhibit C) will compensate HMH for revisions and modifications that:

- Account for increased costs as a result of poor market conditions.

City Council
Parking Garage C VD71
February 6, 2001

- Address the scope changes that upgrade and enhance the Mansion Flats community by providing long lasting exterior finish materials that the City will be proud of.
- Reinforce the building structure as required by the plan check approval process and previously mentioned scope changes.
- Modernize existing electrical utilities to improve employee & neighborhood safety during construction. SMUD is sharing some of this cost.

FINANCIAL CONSIDERATIONS:

- It is recommended that the CIP budget for VD71 be increased by a total of \$4,622,276. Of this amount \$4,022,276 will come from the unappropriated Parking Fund balance. It is recommended that the remaining \$600,000 come from partially defunding the parking Facilities Structural Repairs RIP (VD26) in the current year and restoring the \$600,000 in FY02 to complete that project.

ENVIRONMENTAL CONSIDERATIONS:

Council ratified the EIR and adopted the Mitigation Reporting Plan on May 9, 2000.

POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Title 3.

ESBD CONSIDERATIONS:

The total ESBE awards, including change orders for Parking Garage C project is in excess of 21.4% of the total GMP, which exceeds the City goal of 20%.

Respectfully submitted,



Bob Williamson
Supervising Architect

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

P/Active/VD71 Parking Lot C5884/Council Reports/VD71HMHCO#1(21301)

EXHIBIT A

Proposed Value Engineering - Lot C
Per GCHP/HMH Session of 1/23/01

Delete Thin Brick Package	(1) ls	\$ 778,000.00	\$ -	Remove some brick @ turret per original design sketch presented May 2000.
Delete Precast Package to take advantage of potential VE savings	(1) ls	\$ 1,251,000.00	\$ (1,251,000)	
Precast Cancellation Costs	1 ls	\$ 50,000.00	\$ 50,000	
Delete CS Aluminum Screen Package	(1) ls	\$ 458,000.00	\$ (458,000)	
Delete Wire Mesh Screens	(1) ls	\$ 103,325.00	\$ (103,325)	
Delete Orsogril Package	(1) ls	\$ 108,700.00	\$ (108,700)	
Delete Elastomeric CIP Painting	(1) ls	\$ 54,000.00	\$ (54,000)	
Total Skin Deletions			\$ (1,925,025)	

New Precast Package	23,842 sf	\$ 28.00	\$ 667,576	See * below
Change CMU Block to Colored / Ground	24,733 sf	\$ 12.50	\$ -	Opt for brick instead
Use face block at completed CMU	2,500 sf	\$ 17.00	\$ -	Opt for brick instead
Use face block at arches	3,053 sf	\$ 17.00	\$ -	Opt for brick instead
Add Cement Plaster at Turret	2,524 sf	\$ 7.00	\$ 17,668	Per original design sketch presented May 2000. Some thin brick may be introduced.
New Screens at N, E, W (18 ea 18'x42') sides of building	13,608 sf	\$ 16.00	\$ 217,728	
"Express" CIP columns (32 ea @ 45' long)	1,440 lf	\$ 45.00	\$ 64,800	
Replace Vertical Louvered Screens	2,380 sf	\$ 30.00	\$ 71,400	
Use Mesh at Low Alley Openings	2,440 sf	\$ 18.00	\$ 43,920	Remove mesh west of trash room. Keep @ southeast retail
Allowance to address deleted precast cornices	820 lf	\$ 10.00	\$ 8,200	* See above
Tex-Coat XL70 over Precast Concrete Panels	23,842 sf	\$ 1.45	\$ 34,571	
Tex-Coat XL70 over CIP concrete	19,152 sf	\$ 1.45	\$ 27,770	
Access For Painter	1 ls	\$ 40,000.00	\$ 40,000	
Total Skin Adds			\$ 1,193,633	

Net Skin Savings \$ (731,392)

Delete Crashwall Handrails on Alley Side	1,800 lf	\$ (44.50)	\$ (80,100)	
Raise crashwalls on Alley Side	1,800 lf	\$ 18.75	\$ 33,750	
Value Engineer Remaining Crashwall Handrails on N,E,W sides	3,360 lf	\$ (15.00)	\$ (50,400)	GHCP exploring other options.
Lighting - Revise Spacing / Deletions	1 ls	\$ (50,000.00)	\$ -	Important for patron security
Site Concrete VE	1 ls	\$ (30,000.00)	\$ -	Important for streetscape link
Alley Replacement VE	1 ls	\$ (30,000.00)	\$ (30,000)	
Delete Tenth Floor Stair Canopies	1 ls	\$ (14,000.00)	\$ (14,000)	
Delete East Ticket Machine Canopy	1 ls	\$ (20,000.00)	\$ -	Required for operation of equipment.

Total Approximate Value Engineering \$ (872,142)

**Lot C Garage
Cost Growth**

Exhibit B

	March 2000 Garage	Scope Changes	Revised Scope *	Additional Market Conditions	February 2001 Garage
Substructure	\$ 926,845	\$ 1,075,400	\$ 2,002,245	\$ 68,485 3.4%	\$ 2,070,730
Superstructure	\$ 7,948,209	\$ 1,327,200	\$ 9,275,409	\$ 848,848 9.2%	\$ 10,124,257
Exterior Enclosure	\$ 2,528,573	\$ 991,000	\$ 3,519,573	\$ 361,153 10.3%	\$ 3,880,726
Interiors	\$ 659,776	\$ 54,000	\$ 713,776	\$ 48,828 6.8%	\$ 762,604
Stairs	\$ 252,000	\$ 52,000	\$ 304,000	\$ 27,360 9.0%	\$ 331,360
Elevators	\$ 602,800	\$ -	\$ 602,800	\$ 3,014 0.5%	\$ 605,814
Mechanical	\$ 507,000	\$ 41,700	\$ 548,700	\$ 46,640 8.5%	\$ 595,340
Electrical	\$ 799,014	\$ 578,005	\$ 1,377,019	\$ 19,278 1.4%	\$ 1,396,297
Sitework	\$ 288,550	\$ 89,195	\$ 377,745	\$ 12,182 3.2%	\$ 389,927
Subtotal	\$ 14,512,767	\$ 4,208,500	\$ 18,721,267	\$ 1,435,789	\$ 20,157,056
General Conditions	\$ 487,260				\$ 487,260
Contingency	\$ 698,712				\$ 500,000
Fee	\$ 414,326				\$ 414,326
Bond	\$ 90,587				\$ 115,000
TOTAL	\$ 16,203,652				\$ 21,673,642

* Includes anticipated market conditions

Lot C Garage

Scope Changes

Description	Value	Substructure	Superstructure	Exterior Enclosure	Interiors	Stairs	Elevators	Mechanical	Electrical	Sitework
Added Shearwalls	\$ 250,000		\$ 250,000							
Relocated Elevator Towers	\$ 100,000		\$ 60,000	\$ 20,000		\$ 20,000				
Additional Beams and columns due to tower reconfiguration	\$ 170,000		\$ 170,000							
Batter Elevator Tower Walls / Double Walls	\$ 180,000		\$ 150,000	\$ 30,000						
Metal Framed & Thin Brick Arches	\$ 150,000			\$ 150,000						
Reduce Metal Screens, Add back Precast, Brick Veneer and Plaster	\$ 550,000			\$ 550,000						
Additional Low Beams & Column at Back Retail	\$ 30,000		\$ 30,000							
Uptum End Beams	\$ 40,000		\$ 40,000							
Jog Front Storefront	\$ 40,000			\$ 30,000	\$ 5,000			\$ 5,000		
Add Round "Turret" Feature at northwest corner	\$ 510,000	\$ 100,000	\$ 250,000	\$ 100,000				\$ 20,000	\$ 40,000	
Increase Pile Count & Associated Foundations	\$ 585,500	\$ 585,500								
Tower Crane to reduce neighborhood impact and satisfy collective bargaining agreement	\$ 60,000		\$ 60,000							
Additional switchgear for emergency power.	\$ 15,000								\$ 15,000	
Additional Lighting Control Panels	\$ 25,000								\$ 25,000	
Added Conduits for parking automation	\$ 15,000								\$ 15,000	
Change to Rigid Conduit Risers	\$ 20,000								\$ 20,000	
Lighting Increases	\$ 125,000								\$ 125,000	
Add Standing Seam Roof to Front	\$ 25,000			\$ 25,000						
Change first two levels of stairs to custom	\$ 30,000					\$ 30,000				
Increase Signage Budget	\$ 25,000				\$ 25,000					
Subtotal	\$ 2,945,500	\$ 685,500	\$ 1,010,000	\$ 905,000	\$ 30,000	\$ 50,000	\$ -	\$ 25,000	\$ 240,000	\$ -
Overtime to beat rains	\$ 32,700	\$ 32,700								
Added Piles after initial contract	\$ 165,500	\$ 165,500								
Layered Grade Beams for #11 Clearance	\$ 22,000	\$ 22,000								
Misc Foundation Issues	\$ 65,200	\$ 65,200								
Added Columns and Beams for precast Support	\$ 36,000		\$ 36,000							
High Voltage Relocation	\$ 323,305								\$ 323,305	
Replacement of Alley	\$ 84,695									\$ 84,695
City Council Building Survey	\$ 104,500	\$ 104,500								
Inspector's Trailers	\$ 4,500									\$ 4,500
56 Day Pour Strip	\$ 35,800		\$ 35,800							
Misc Superstructure Issues	\$ 184,400		\$ 184,400							
Misc MEP Issues	\$ 18,200							\$ 5,600	\$ 12,600	
Drip Strip	\$ 9,000		\$ 9,000							
B Line Mech Penetrations	\$ 42,000		\$ 32,000					\$ 10,000		
Exterior Pay on Foot	\$ 21,000		\$ 20,000						\$ 1,000	
Other Misc Architectural Issues	\$ 114,200			\$ 86,000	\$ 24,000	\$ 2,000		\$ 1,100	\$ 1,100	
Subtotal	\$ 4,208,500	\$ 1,075,400	\$ 1,327,200	\$ 991,000	\$ 54,000	\$ 52,000	\$ -	\$ 41,700	\$ 578,005	\$ 89,195

City of Sacramento

CHANGE ORDER

Contract # & Date: CO2000-067 - 5/9/2000
Purchase Order #: OVD7100067

Budget #: 412 710 7012 4998
Change Order No.: 1

Sacramento, California

FEBRUARY 2, 2001

TO: HARBISON MAHONY HIGGINS BUILDERS, INC., Contractor

CONTRACT FOR: PARKING GARAGE C CONSTRUCTION

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 change or changes for the consideration set forth below:

Description:

See attached Exhibit A.

Table with 2 columns: Description and Amount. Rows include: The original contract sum was \$16,203,652.00; Net change by previous Change Orders \$0.00; The contract sum prior to this Change Order was \$16,203,652.00; The contract sum will be increased by this Change Order \$4,662,276.00; New contract sum including all Change Orders \$20,865,928.00.

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.

Approval Recommended by:

Approved as to Form By:

Project Manager

City Attorney

Approved By:

Contractor

Approved By:

Attested to By:

City of Sacramento

City Clerk

Parking Garage C

Prepared 1/30/01

	Council Approved Budget	Adjusted Budget	Difference
HMH Portion of Project			
Sitework & Demolition	\$74,500	\$ 201,100	(\$126,600)
Site Concrete	\$59,500	\$ 125,000	(\$65,500)
Site Utilities	\$50,000	\$ 70,491	(\$20,491)
Landscaping	\$14,550	\$ 60,000	(\$45,450)
Concrete Piles	\$658,845	\$ 785,200	(\$126,355)
Foundation Concrete	\$583,250	\$ 672,042	(\$88,792)
Foundation Rebar	\$98,750	\$ 228,880	(\$130,130)
Structural Formwork	\$2,979,410	\$ 3,575,000	(\$595,590)
Above grade pump place & Finish	\$1,882,231	\$ 2,324,594	(\$442,363)
Above grade rebar	\$1,883,093	\$ 1,662,000	\$221,093
Precast Concrete	\$770,440	\$ 1,251,000	(\$480,560)
Masonry	\$699,780	\$ 2,417,024	(\$1,717,244)
Stairs	\$252,000	\$ 262,000	(\$10,000)
Exterior metal screens	\$953,350	\$ 691,325	\$262,025
Steel & Misc Metals	\$285,300	\$ 690,000	(\$404,700)
Wood	\$20,000	\$ 24,000	(\$4,000)
Thermal & Moisture Protection	\$253,610	\$ 250,751	\$2,859
Doors & Windows	\$297,780	\$ 319,000	(\$21,220)
Drywall / Plaster / Framing	\$44,440	\$ 210,000	(\$165,560)
Finishes	\$197,954	\$ 317,838	(\$119,884)
Specialties	\$58,210	\$ 91,000	(\$32,790)
Equipment	\$72,000	\$ -	\$72,000
Elevators	\$602,800	\$ 604,300	(\$1,500)
Mechanical	\$507,000	\$ 594,872	(\$87,872)
Electrical	\$774,014	\$ 1,023,354	(\$249,340)
Hoisting & Aids	\$350,000	\$ 443,285	(\$93,285)
Misc. City Requirements	\$0	\$ 109,000	(\$109,000)
High Voltage Relocation (Site Safety)	\$90,000	\$ 408,000	(\$318,000)
Current Contingency Erosion	\$0	\$ 746,000	(\$746,000)
General Contractor			
General Conditions	\$487,260	\$ 487,260	\$0
Contingency	\$698,712	\$ 500,000	\$198,712
Fee	\$414,326	\$ 414,326	\$0
Bond	\$90,587	\$ 115,000	(\$24,413)
Subtotal	\$16,203,692¹	\$21,673,642²	(\$5,469,950)
City Portion of Project			
Consultants, fees, permits, plan check, revenue control system, project management, inspection, revenue control system, project contingency, & neighborhood mitigations.	\$3,051,308	\$3,075,776	(\$24,468)
Subtotal	\$19,255,000¹	\$24,749,418²	(\$5,494,418)
Value Engineering Reductions			\$872,142³
Adjusted Project Cost		\$23,877,276	(\$4,622,276) Shortfall

Notes

1. Based on Council approval of project and award of contract to Harbison Mahony Higgin Builders
2. Balance does not include value engineering items. See attached list.
3. Value Engineering cost reductions have been identified. Staff and contractor will continue to explore VE savings.

APPROVED
 FEB 13 2001
 OFFICE OF THE
 CITY CLERK

RESOLUTION NO. 2001-098

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION APPROVING CHANGE ORDER NO. 1 TO THE
 HARBISON MAHONY HIGGINS BUILDERS (PN: VD71)
 AND APPROPRIATING FUNDS**

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

1. Change Order No. 1 to the construction contract with Harbison Mahony Higgins Builders in the amount of \$4,622,276 is hereby ratified.
2. Reset City Manager supplemental agreement approval.

FUND	AGENCY	ORG	OBJECT	CURRENT BUDGET	REVISED BUDGET	INCREASE (DECREASE)	ACCOUNTING REFERENCE
Increase to Garage C							
412	500	VD71	4820	\$18,901,724	\$23,524,000	\$4,622,276	A
Defunding of Structural Repairs							
412	500	VD26	4820	\$4,256,000	\$3,656,000	(\$600,000)	A
Reference A Total: 27,180,000							
Increase to Fund Balance from VD26							
412	710	7012	4998	0	\$600,000	\$600,000	B
Use of Fund Balances for Garage C							
412	710	7012	4998	\$600,000	0	(\$600,000)	C
412	710	7012	4999	\$4,392,209	\$369,933	\$4,022,276)	C
Reference C Total: \$369,933							
Memo total:						0	

 MAYOR

ATTEST:

 CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____