



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: SEPTEMBER 10, 2024
DEPARTMENT: PUBLIC WORKS DEPARTMENT
FROM: DAVID JACOBS, P.E., L.S., PUBLIC WORKS DIRECTOR
BY: JONATHAN ESTEBAN, ASSISTANT ENGINEER
ADRIANA ROBLES, PE, CFM, CITY ENGINEER
TITLE: CITY HALL 1st FLOOR BUILD BACK PROJECT NO. 8170
CHANGE ORDER NO. 6

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to:

1. Execute Change Order No. 6 to Premier Builders, Inc. for the City Hall 1st Floor Build Back Project No. 8170 in the amount of \$151,140; and
2. Execute any and all Change Orders required for the completion of the reconstruction of City Hall.

EXECUTIVE SUMMARY:

The City Hall Emergency Roof Repair removed nonstructural ceiling, lighting, flooring, and HVAC, among other building elements, to abate the interior of City Hall. On December 5, 2023, City Council awarded an emergency construction contract to Premier Builders, Inc. for the installation of the items removed during the roof repair. Following removal of the ceiling grid, interior walls became unstable and required removal. TEF Architects and mechanical/electrical designers provided revised construction plans that included electrical design requirements, mechanical/plumbing changes, drinking fountain changes, changes to door hardware and keying, paint finish changes, addition of sound insulation, and additional demolition, among other improvements.

Change Order No. 6, in the amount of \$151,140, for changes corresponding to electrical, mechanical, plumbing, architectural and structural per the Revised Build Back Plans is above the City Manager's authority threshold per Policy 75-1, requiring council approval.

BACKGROUND:

On April 4, 2023, City Council awarded a contract to F C & Sons Roofing, Inc. for the City Hall Emergency Roof Repair Project, CIP 8170 in the amount of \$646,271 and Contract Change Order No. 1 for abatement of City Hall First Floor in the amount of \$412,031.

The scope for Contract Change Order No. 1 included abatement of asbestos containing fireproofing spray, demolition of T-bar ceiling, ceiling tiles, lighting, HVAC, flooring, and mastic

within the first floor of city hall. Prior to start of the project all City staff and furniture was moved out of the city hall 1st floor abatement space.

On December 5, 2023, City Council awarded an emergency construction contract to Premier Builders, Inc. for the City Hall 1st Floor Build Back No. 8170 in the amount of \$1,859,138. The project scope included rebuild of all building elements that were removed during the abatement including HVAC, lighting, ceiling, flooring, etc.

Contract Change Order No. 1 was approved to update the Davis Bacon Wages in the contract specifications.

After the abatement work, most office walls were unstable and required replacement. The City's architect, TEF Architects, revised the original plans to include the installation of new office walls, revised lighting and flooring, installation of new doors and storefronts, upgrade of restrooms and installation of new ADA restrooms. Design-build plans were prepared for new electrical and mechanical systems.

Contract Change Order No. 2, in the amount of \$47,741, was approved for the Contractor to begin demolition and asbestos abatement of the unstable walls while revised plans continued design.

On April 23, 2024, Resolution No. 22950 Contract Change Order No. 3 was approved for the revised plans including installation of new office walls, refurbishment of restrooms, installation of new ADA bathrooms, and corresponding changes to electrical and mechanical systems in the amount of \$1,259,693 and authorized \$400,000 in new construction contingencies.

Contract Change Order No. 4, in the amount of \$5,667, was approved for the creation of drawings to be provided to PG&E for gas service relocation from the old Police Station building to City Hall.

During refurbishment of the existing restrooms, it was discovered that the existing wall framing was made of thin metal trusses and plaster. This would not allow for tile backer to be installed and raised concerns of stability of the art fixture within the main lobby wall. Due to this, TEF Architects was consulted and additional changes to the plans were made to demo and replace certain restroom walls and sister the art wall to a new framed wall to maintain the City's art wall within the main lobby. A revised typical lateral bracing detail was also included for all walls within the project scope. This also included reinstalling the ladder for roof access and electrical panel on the other side of the women's restroom and the rack within the IT closet on the other side of the men's restroom.

Contract Change Order No. 5, in the amount of \$50,909, was approved for the addition of lateral bracing and the revisions to the existing restrooms.

During the permit review process, several changes were made to the mechanical/plumbing, electrical, and architectural plans. The project architect, TEF Architects, and mechanical/electrical designers, revised the plans to include electrical design requirements, mechanical/plumbing changes, drinking fountain changes, changes to door hardware and keying, paint finish changes, addition of sound insulation, additional demolition, etc.

Contract Change Order No. 6 is required to complete all the pending work per the revised construction plans mentioned above in the amount of \$151,140.

Of the \$400,000 construction contingencies approved by Resolution No. 22950, \$343,414 remains. There are enough remaining contingencies to approve Contract Change Order No. 6 for \$151,140. Table 1 provides a breakdown of construction costs.

Staff requests City Council approve a resolution authorizing the City Manager to execute Change Order No. 6 to Premier Builders, Inc. for the City Hall 1st Floor Build Back Project No. 8170 in the amount of \$151,140 and authorize the City Manager to execute any and all Change Orders required for the completion of the reconstruction of City Hall to expedite completion of the project.

Table 1: Construction Cost Request Breakdown

Change Order No.	Description	Contract Amount
Original Contract	Original Contract	\$1,859,138.00
Change Order No. 1	Update to Davis Bacon Wages	\$0.00
Change Order No. 2	Demolition of unstable walls	\$47,741.00
Change Order No. 3	Additions from revised plans	\$1,259,693.00
Change Order No. 4	Drawings for gas service relocation	\$5,677.00
Change Order No. 5	Additional bathroom demo/framing	\$50,909.00
Change Order No. 6	Additions due to permit revisions	\$151,140.00
	TOTAL	\$3,374,298.00

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15301).

STRATEGIC PLAN INITIATIVE:

This project addresses the current City Council’s Goals of Operational Efficiency and Public Safety.

DEPARTMENTAL COORDINATION:

The Public Works Department is collaborating with Legal, Administration and Finance Departments. Construction efforts are coordinated with Administration, Maintenance and IT.

FISCAL AND SUSTAINABILITY IMPACT:

Sufficient funding will be available in CIP 8170 for execution of Contract Change Order No. 6.

ATTACHMENTS:

Resolution