

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 06/12/06		Item Number: <u>A-18</u>	
AGENDA ITEM: Consideration to approve a Budget Amendment and Approve Construction Change Orders for the Carlson Park Restroom Project, P-814			
Contact Person: Mate Gaspar/PW		Phone Number: (310) 253-5623	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒ Attachments: ☐	
Public Notification: Master Notification List on June 7, 2006 and Hartford Surety Company via e-mail on June 7, 2006.			
Department Approval: Charles D. Herbertson		06/01/06	
City Controller Approval:		CAO Approval:	

RECOMMENDATION:

Staff recommends that the City Council:

- 1) approve change orders for the Carlson Park Restroom Project, P-814; and,
- 2) approve a budget amendment to transfer \$11,326 from the El Marino Park Ceramics Hut Rehabilitation Project, (P-827) to the P-814 budget.

A four-fifths affirmative vote is required to amend the budget.

BACKGROUND:

On November 10, 2003 the City Council awarded a construction contract to Cohen Construction, Inc., in the amount of \$202,000 for the construction of the subject project. The work consisted of the demolition and construction of a new restroom facility, re-roofing the existing picnic shelter, and site furnishings.

The construction of the Carlson Park Restroom Project began in February 2004 and was scheduled for completion in May 2004. The construction progress was slow due to delayed delivery of materials. Also, rain and change order delays revised the completion date to September 2004. In October 2004, the contractor declared bankruptcy.

After several months of legal work from the City Attorney's office and Cohen's surety bonding company, work commenced again in April 2005 with a new contractor. The project completion was managed by the Engineering Division. (The original construction contract was managed by the Parks, Recreation & Community Services

City of Culver City, California
City Council Agenda Item Report

Department utilizing a consultant to oversee the construction work.) The work was successfully completed to the satisfaction of the Building Maintenance Division, Parks, Recreation, and Community Services staff, Building and Safety Division, and Engineering Division staff.

DISCUSSION:

On August 8, 2005, the City Council approved a motion accepting the project as complete in the amount of \$202,000 with no change orders.

In November 2005 staff received the final invoice from the surety bond company and it included change orders that occurred during construction by the original contractor. Up to that point, staff was unaware of any project change orders. As mentioned earlier, the construction management was performed by a consultant and their file did not contain any written documentation of change orders. Nevertheless, a review of the change orders submitted by the surety was conducted by staff from the Engineering and Parks Divisions. Staff determined that the change orders are legitimate and is therefore recommending their approval. (Change orders descriptions are attached to this report). The recommended approval amount is \$12,346.79 (6% of awarded construction contract amount, \$202,000).

FISCAL ANALYSIS:

In October 2002, the City of Culver City was awarded an \$119,923 Land and Water Conservation Fund (LWCF) grant to replace the restroom building and repair the picnic pavilion at Carlson Park. This grant was leveraged with \$119,923 in Proposition 12 Per Capita Grant funds for a total project budget of \$239,846.

In light of the change orders discussed in this report and other expenses that were incurred due to the delay of the project, the final Carlson Restroom project total is as follows:

PROJECT EXPENSES	Amount
Consulting Construction Manager	\$28,700.00
Cohen Construction (Original Contractor)	\$148,594.50
The Hartford Insurance Co.	\$53,405.50
Construction change orders	\$12,346.79
Temporary restroom structures and related services	\$2,486.31
Storage costs and miscellaneous expenses	\$1,090.84
TOTAL	\$246,624

City of Culver City, California
City Council Agenda Item Report

PROJECT BUDGET	Amount
Land and Water Conservation Fund Grant	\$119,923.00
Proposition 12 Matching Funds (\$4,548 of the original match was reallocated to the Skateboard Park Project, P-830)	\$115,375.00
Proposed transfer of funds from the El Marino Ceramics Hut Project, P-827(a reduction in the scope of the Ceramics Hut Project is being proposed for the FY 06/07 budget)	\$11,326.00
TOTAL	\$246,624

ATTACHMENT:

1. Change orders spreadsheet

MOTIONS:

That the City Council:

- 1) Approve the construction change orders in the amount of \$12,346.79 for the Carlson Park Restroom Project, P-814, and
- 2) Authorize a budget amendment to appropriate El Marino Park Ceramics Hut Rehabilitation Project, (P-827) funds in the amount of \$11,326 to the Carlson Park Restroom Project and transfer \$11,326 to project expenditure line item 42000814.720100 Carlson Park Restroom Project.

A 4/5ths vote is required to approve the budget amendment.