



Atascadero City Council

Staff Report – Administrative Services Department

Historic City Hall Project Change Order:

Hazardous Materials Monitoring Consultant Services

RECOMMENDATIONS:

Council:

1. Authorize the City Manager to execute a change order with Meca Consulting, Inc. (dba Millennium Consulting Associates) in the amount of \$39,535.11 for Phase 3 of Hazardous Materials Abatement Consulting and Monitoring Services for the Historic City Hall Project; and,
2. Authorize staff to approve any future change orders with Millennium for Hazardous Materials Abatement Consulting and Monitoring Services for the Historic City Hall Project that are less than \$10,000.

DISCUSSION:

As the City Hall Project has progressed, hazardous materials monitoring has been an important part of the project. On March 23, 2010, staff brought the hazardous materials monitoring and testing contract to the City Council for approval. Then, on January 11, 2011, staff brought a contract amendment before Council, for Millennium to monitor hazardous materials removal and related field testing during demolition and abatement activities for the Penthouse work and the Rotunda and Interior Demolition work. The contract and related amendment covered different scopes of work that applied to the various bid packages, as the project hazardous materials abatement and building reconstruction evolved. While much of the hazardous materials scope of work was as anticipated, many areas of the building were initially inaccessible, and the extent of construction has changed slightly over time.

As the project has uncovered portions of the building that were not specifically characterized in the original hazardous materials investigation, areas of additional lead paint were discovered. Correspondingly, the abatement contractor has been making

slower progress than originally anticipated. Millennium's original proposal was based on this contractor's original production schedule.

The additional services will incorporate additional waste characterization monitoring, testing and reporting required for changed conditions within the building. Two areas were identified as needing additional hazardous materials observation and testing, and the scope was expanded to include abatement from the interior perimeter wall to the inner walkway ring on floors 1 through 3. Also, several ceiling plaster systems were not originally scheduled for demolition; however, following removal of drop ceilings on the first and second floors, the remaining plaster was found to be cracked and damaged, and the City considered removal of the ceiling plaster. Millennium's original abatement scope did not include the necessary time for monitoring lead abatement in these ceiling areas.

Based on the abatement contractor's actual progress, the abatement phase of the project is anticipated to require approximately seventy-six (76) days of additional abatement monitoring. The increased scope of work incorporates an additional sixty-three (63) days, and includes a credit of twelve (12) days that were budgeted in the earlier Millennium contract but ended up not being required to complete the work. Included in this increased scope of work is the associated laboratory testing, reporting and quality control work associated with the additional field time.

Based on the assumptions above, the change order associated with providing the services referenced above is estimated to be \$39,535.11.

FISCAL IMPACT:

PROJECTED FUNDING USES	
Architecture and engineering	\$ 5,115,050
Construction costs:	
ACH-2 Penthouse Demolition and Hazardous Materials Abatement (aw arded 2/22/11)	141,300
ACH-3 Basement Wall and Floor Demolition (aw arded 10/26/10)	178,000
ACH-4 Basement Electrical Demolition and Temporary Power Installation (aw arded 10/26/10)	73,980
ACH-5 Foundation Structural Stabilization (aw arded 2/22/11)	3,703,000
ACH-8 Historic Repair & Rehabilitation	10,564,669
ACH-11 Structural Steel and Miscellaneous Metals	494,300
ACH-12 Rough Carpentry	277,920
ACH-16 Elevator	276,320
ACH-17 Fire Protection	259,841
ACH-18 Plumbing	403,000
ACH-19 Heating, Ventilation and Air Conditioning	849,777
ACH-20 Electrical	762,457
Add Alternate 14	128,000
Remaining bid packages	448,372
Total construction costs	18,560,936
Construction management (Phase 1 aw arded 4/27/10, and Phase II aw arded 1/11/11)	3,642,003
General conditions, construction support, and permitting	
Pre-Construction activity	58,165
Deputy Inspection Services (aw arded 1/11/11)	386,991
Hazardous Materials Investigation, Design and Monitoring (Phase 1 aw arded 3/23/10 and Phase II aw arded 1/11/11)	159,847
Hazardous Materials Monitoring Change Order	39,535
Other	874,882
Total testing, inpection, permitting and construction support	1,519,420
Contingency	5,032,300
TOTAL PROJECTED FUNDING USES	\$33,869,709

PROJECTED FUNDING SOURCES	
Expected FEMA funding	\$ 20,059,190
Expected CalEMA funding	6,686,400
California Cultural Historic Endowment Grant	2,000,000
Redevelopment 2010 Bond Funds	13,000,000
TOTAL PROJECTED FUNDING SOURCES	\$41,745,590

FUNDING SURPLUS	\$ 7,875,881
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ITEM NUMBER:
DATE:

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ATTACHMENTS:

None