TO: James L. App, City Manager

FROM: Doug Monn, Public Works Director Meg Williamson, Assistant City Manager

SUBJECT: Carnegie Library Repair and Retrofitting, Additional Allocation

DATE: September 16, 2008

NEEDS: For the City Council to consider appropriating additional funds for unanticipated work associated with the retrofit of the Carnegie Library.

FACTS: 1. The Carnegie Library suffered damage during the December 22, 2003, 6.5 magnitude earthquake.

- 2. Bids for repair and retrofit were secured and a contract awarded on December 18, 2007 to Newton Construction.
- 3. The total construction project cost for the Carnegie Library was \$2,410,913, with FEMA committing to reimburse approximately \$1,913,651 (not accounting for change orders). The project budget for change orders is \$151,313.
- 4. To date approximately \$395,575 has been spent to offset unforeseen conditions associated with the project. Examples of the contributing conditions are as follows (a complete list of change order items is attached):
 - a. Existing cornice supports around the perimeter of the building interfered with the installation of the concrete bond beam. Shoring and reconstruction of the cornice support was required as was the removal and replacement of the flat roof for installation of the bond beam.
 - b. With the installation of the new flat roof on the south side of the building, a step between the existing cornice and new roof was created. Correction of the condition included construction of new parapet walls, tapered roof insulation, sheet metal cap flashing and painting of added cornice work.
 - c. The existing cornice was more severely damaged than originally projected. Priming and caulking was needed to repair splitting, cupping, holes and unsecured wood dentil.
 - d. Additional structural cracks were identified in exterior masonry, cast stone and plaster walls requiring structural epoxy injection.
 - e. Existing interior plaster not originally considered damaged on the construction drawings has de-bonded from the plaster lath in various locations on the main floor. Removal of the de-bonded ceilings and walls, replacement with like kind lath and plaster to match existing finish is required.
 - 5. Work is on track for completion by December 3, 2008 and additional unforeseen conditions are expected to arise.

6. Portions of the change order work will qualify for additional reimbursement from FEMA.

ANALYSIS & CONCLUSION:

Renovation of an historical structure is characteristically wrought with unexpected changes. As the work progresses, new layers of structural soundness or repair challenges are exposed and solutions must be found. Over the life of the Carnegie project, the cumulative projected total cost of both "known and unknown" change orders is \$595,575. Because the original award of contract already contained \$151,313 for contingencies, an additional allocation of \$445,000 from the General Fund to cover these unforeseen work scope changes will be necessary. Approximately 50% of the total change order costs are expected to qualify for reimbursement by FEMA. Project costs and reimbursements are summarized below.

At bid award City Council allocated funding to cover:

\$1,660,000	Base bid from Newton Construction (FEMA)
\$ 298,000	To cover non-code related items (General Fund)
\$ 59,500	Slate Roof and electrical add-ons (General Fund)
\$ 201,750	Construction Management Services (FEMA)
\$ 151,313	To fund FEMA's contingency amount (FEMA)
<u>\$ 40,350</u>	Contribution to Public Art (General Fund)
\$2,410,913	Total project cost (December 12, 2007)

Change order summary:

Change orders as of July 30, 2008	\$395,575
Projected change orders through completion	\$200,000
Total change order cost	<u>\$595,575</u>
Original allocated project contingency	<u>(\$151,313)</u>
Supplemental allocation required to complete project	\$444,262
50% reimbursement of change orders by FEMA	(\$222,131)

POLICY

REFERENCE: Adopted Capital Improvement Project.

FISCAL IMPACT: It is proposed that the City Council allocate an additional \$445,000 to Budget Account No. 100.820.5452.261 to cover the cost of change orders resulting from unforeseen conditions at the Carnegie Library. The City will seek reimbursement of all code related change orders at time of project completion. It is anticipated that FEMA will reimburse the City more than 50% of the total change order amount resulting in the City's share of incurred change being approximately \$222,000.

The original project allocation in December 2007 contained \$357,491 for repairs and betterments not funded by FEMA (General Fund). The total estimated impact to the General Fund for the entire retrofit including all the non-code related items, bid add-ons, and the City share of change orders associated with betterments and historic restoration of the Carnegie Library is \$577,491.

- **OPTIONS:** a. Approve Resolution No. 08-XX appropriating an additional \$445,000 to Budget Account No. 100.820.5452.261 from the General Fund.
 - b. Amend, modify, or reject the above option.

Attachments

- 1) Resolution
- 2) Change Order Summary

RESOLUTION NO. 08-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES ALLOCATING ADDITIONAL FUNDS FOR UNANTICIPATED WORK ASSOCIATED WITH THE RETROFIT OF THE CARNEGIE LIBRARY

WHEREAS, on December 22, 2003, the Carnegie Library suffered damage during the 6.5 magnitude earthquake; and

WHEREAS, the City has contracted with Newton Construction to perform all repair and retrofit; and

WHEREAS, unforeseen conditions were discovered during the course of construction resulting in additional project costs exceeding the project contingency; and

WHEREAS, it is anticipated that more than 50% of the total change order amount will be reimbursed by FEMA.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

<u>SECTION 1</u>. The City Council of the City of El Paso de Robles does hereby transfer \$225,000 from fund 119-000-5899-000 (Facility Repair Fund) to General Fund 100-000-4899-000; and

<u>SECTION 2</u>. The City Council of the City of El Paso de Robles hereby appropriates \$225,000 from the General Fund to line item 100-820-5452-261 (Carnegie Earthquake Repair Project); and

SECTION 3. The City Council of the City of El Paso de Robles hereby transfers \$220,000 from General Fund Reserves to General Fund line item 100-820-5452-261 (Carnegie Earthquake Repair Project).

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 16th day of September 2008 by the following vote:

AYES: NOES: ABSTAIN: ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Deborah D. Robinson, Deputy City Clerk

PCO #	Issue	Resolution	City of Paso Robles	FEMA	Justification
002	Installation of safety stair nosing at new stairway at the south entrance Drawing does not indication installation of safety stair nosing.			\$	code required for disabled 889.00 access
005	The current remodeled basement ceilings are at different elevations and different finishes. Additionally, an existing electrical junction box was covered with drywall.	Remove existing furred ceiling to match elevations and match finishes as well as uncover electrical junction box to bring to code.	\$ 2,658.00		cosmetic
006	Removal and replacement of furred walls at south and east wall of lobby B03 and south and west wall of restroom B01. Removal of 12 window and door head trim for the installation of structural wall collectors. Furred walls not indicated on plans and angle collectors are not able to be installed. Same issue with regard to window and door head trim.	Remove existing furred walls and historic window and door head trim to allow for installation of structural 4x4 angle collectors.		2,832	structural requirement based 2,832.00 on existing conditions
007	Existing electrical water heater and water storage tank in Mechanical Closet B02 does not allow for installation of structural 4x4 angle collector.	Remove existing electrical water heater and water storage tank for installation of structural 4x4 angle collector.		\$ 948	structural requirement based 948.00 on existing conditions
008	Existing floor registers at first floor - abandoned floor registers are still in place.	Floor registers remain in place and a black painted false floor is installed.	\$ 401.00		cosmetic
600	Existing floor mounted heater including flue piping and gas supply line not shown to be removed.	Cap existing flue, remove gas line, cap at gas meter and refinish wall.		\$ 1,076	structural requirement based 1,076.00 on existing conditions
010	During the site survey of existing conditions, glazing at windows; 7 windows were noted as also having broken glass.	Repair broken glass in 7 locations.		\$ 2,053	2,053.00 existing conditions
011	Existing Access Ladder is Non-Compliant Current code requires ladders to be placed 7" from center of ladder rung to wall with rungs being spaced at 12" on center.	Supply and install new attic access ladder to be code compliant and to provide safe access to the attic space above.		606 \$	to meet current building 909.00 code
013	Finishes to the north, south and west existing concrete wall surfaces and existing concrete floor in basement storage not consistent and in bad condition.	Make basement storage room finishes, including walls and floor, consistent.	\$ 6,747.00		cosmetic
014	Conflicting drawings, details and unit bid schedule regarding the number of threaded rod anchors required for construction.	Proceed with the installation of 70 additional 3/4" x 22" of threaded rod anchors as it is required per the contract drawings.		\$ 10,000	10,000.00 structural requirement
015	Finishes to the north and west existing plaster wall surfaces, existing east drywall surface, plaster ceiling and existing concrete floor in basement genealogy not consistent and in bad condition.	Make basement genealogy room finishes including walls, ceiling and floor, consistent.	\$ 5,285.00		cosmetic
016	on of blocking and framing clips ting the installation of the specified	Install additional wall anchorage and framing to complete design intent.		\$ 1,289	structural requirement based 1,289.00 on existing conditions
017	Attic access inadvertently left off plans.	Install 30" x 30" attic access.	\$ 965.00		City request

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Change Order Log	Carnegie Library Earthquake Damage Repair	DPW # 07-01B
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			City of Paso		
PCO #	Issue	Resolution	Robles	FEMA	Justification
	Conflict with existing concrete wall between mechanical closet and	Core existing concrete wall and add 1" A36 rod to			structural requirement based
018		include welding to 4x4 collector angle in two locations.		\$ 1,018.00	1,018.00 on existing conditions
	oor joist and existing cut floor joist located in	Repair existing split and cut ceiling/floor joist to provide			earthquake damage / code
019	basement genealogy.	sound and safe flooring above.		\$ 3,401.00	3,401.00 required
					\$94,779 applied to City cornice supports. \$20,958
020R1	The existing cornice supports around the perimeter of the building interfere with the installation of the concrete bond beam	Shore and reconstruct cornice support. Remove and rendare flat roof for installation of bond beam	00 627 46 2	\$ 20.958.00	
		Install new steel plate in the elevator shaft with field			structural requirement based
021	Conflict with specified collector wall angle and elevator shaft.	welded splice plate and A36 threaded splice rod.		\$ 537.00	on existing conditions
022R1		Add blown R-19 to the existing attic area only	\$ 1,742.00		City request
	ocking for the roof collector				
	the sloped roof at the transition between the sloped roof and the	Add 3x blocking at the sloped roof for the installation of			
023	flat roof.	the roof collector straps.		\$ 3,306.00	meet design intent
024	Existing hole in concrete floor and concrete pier located under existing stairs in Storage Room.	Repair concrete to match existing finishes.		\$ 571.00	existing conditions
		Install additional material (splice angle, epoxy anchors,			structural requirement based
025	Existing beams in conflict with installation of collector strap and drag struts.	clips) to accommodate existing conditions.		\$ 1,856.00	1,856.00 on existing conditions
	Original roof support post roof braces and roof support walls do not have	Add structural connection to existing roof support posts, roof braces and roof support walls to prevent further			structural requirement based
027	positive hardware connection.	movement or possible failure.		\$ 866.00	866.00 on existing conditions
028	Drawing confusion install additional collectors with threaded rods.	Split the amount with the contractor to add the screws.		\$ 488.00	488.00 structural requirement
	After the 2002 earthquake, 2 temporary wide flange supports were installed	ed Remove flange supports, backfill and compact dirt,			
032	to support the dislodged masonry. Drawings do not call for removal.	install sand base and reinstall salvaged pavers.		\$ 2,818.00	2,818.00 result of earthquake
000	r molding at cornice damaged to a	Replace an additional 32' of egg and dart plaster			requirement based on
033	greater extent than shown on plans.	molding.		\$ 2,964.00	2,964.00 existing conditions
	Existing sink drain line in conflict with the installation of new 4x4 collector	Re-route existing plumbing and build soffit to conceal			structural requirement based
034	angle.	remainder.		\$ 847.00	847.00 on existing conditions
035	Plaster/drywall is currently cracked and not scheduled to be repaired.	Make basement finishes consistent throughout the basement area.	\$ 8,957.00		City request

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PCO #	Issue	Resolution	City of Paso Robles	FEMA	Justification
000	ent Gallery B09 shows floor finish to be existing concrete with no				
0.38	ltinish.	Add carpet to basement Gallery B09.	\$ 4,639.00	1	City request
		Add waterproofing membrane to concrete wall in-fill at			CDBG funding related to
039	No waterproofing measures specified for concrete wall in-fill.	southeast exterior door.	\$ 2,823.00	0	handicap ramp
		Construction of new parapet walls, tapered roof			
	With the installation of new flat roof at the south end of the building, a step	insulation, sheet metal cap flashing and painting of			
041	between the existing cornice and new roof was created.	added cornice.		\$ 32,053.00	32,053.00 structural requirement
	Condition of existing cornice to include splitting, cupping, holes, unsecured	Site walk determined those areas that needed repair			requirement based on
043R1	wood dentil not shown to be repaired.	including priming and caulking.		\$ 9,349.00	9,349.00 existing conditions
644		supply and install new 3-way switching at exterior door.	\$ /00.00		City request
	Due to added cornice supports, the attic area eaves are blocked with				
	added framing which will not allow the fire sprinklers to reach the perimeter Install added/required fire sprinkler protection for the	nstall added/required fire sprinkler protection for the			
046	roof overhand.	perimeter of the existing roof eaves.	\$ 6,147.00		City Fire Dept. requirement
	Additional structural cracks identified in exterior masonry, cast stone and				
048		Structural epoxy injection repair required.		\$ 16,896.00	16,896.00 structural requirement
	Architect issued a bulletin clarifying the method of attachment for the	Structural connections added for copper ridge cap to			
050		roof structure.	\$ 4,903.00	-	copper is City choice
		Remove de-bonded plaster ceilings and walls as			
	Existing plaster not originally considered on the construction drawings is de	de indicated, replace with like kind lath and plaster to			
051R1	bonded from the plaster lath in various locations on the main floor.	match existing finish.		\$ 107,319.00	107,319.00 earthquake damage
		Supply and install pitched copper metal roof without			
052	No technical specifications supplied for copper roof at existing doghouse.	standing seam.	\$ 8,756.00		copper is City choice
	Existing guardrails to basement entrances do not meet current code				
053	requirements for fall protection.	Remove non-compliant guardrails and install new.		\$ 8,932.00	8,932.00 code requirement
	Contract drawings do not provide any method for installing newel post at	Architect provided detail to provide structural support			
055	base of new interior stairway.	for newel post.		\$ 2,495.00	2,495.00 structural requirement
	Flashing and waterproofing details of new parapet walls to existing cornice				
057	_	Architect issued Bulletin to correct deficiency.	\$ 6,976.00		related to copper roof
		Architect issued Bulletin to added custom fabricated			
061	Additional flashing/waterproofing measure needed at both chimneys.	copper pieces to correct the condition.	\$ 2,421.00		copper is City choice
			108,909,00	•	
		FEMA		\$ 236,6/0.00	

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395,575.00

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