

City of Hesperia

STAFF REPORT



DATE: September 3, 2019

TO: Mayor and Council Members

FROM: Nils Bentsen, City Manager

BY: Michael Blay, Assistant City Manager
Jamie Carone, Administrative Analyst

SUBJECT: Accept Hesperia Animal Control Facility Remodel Project (CO 6526)

RECOMMENDED ACTION

It is recommended that the City Council accept the Hesperia Animal Control Facility Remodel Project completed by Abboud Diamond Construction, Inc. (Construction Order No. 6526); authorize staff to record a "Notice of Completion;" and release all withheld retention after 35 days from the date of recordation.

BACKGROUND

In June of 2017, the City Council approved the Fiscal Year 2017-18 Capital Improvement Program (CIP), which included programming for the Hesperia Animal Control Facility Remodel Project (Construction Order No. 6526). On July 17, 2018, the City Council awarded the Public Works contract to the lowest responsive/responsible bidder, Abboud Diamond Construction, Inc., in the amount of \$701,053 with a 10% contingency in the amount of \$70,105.30 for a total authorized contract amount of \$771,158.30.

ISSUES/ANALYSIS

Construction was completed in May of 2019. During construction, there were many unforeseen variables that created change orders. These change orders included repairing damaged walls that deteriorated due to the constant water use necessary for cleaning and sanitizing the kennels and floors daily. Furthermore, as demolition of the flooring occurred, it became evident that a stronger, more durable flooring system would be necessary to prevent future water damage to the flooring and walls. Therefore, a change order was created to upgrade the flooring to an epoxy system that would be easy to clean and maintain and would not allow water into the concrete below or the surrounding walls. Subsequent change orders were created for repairs to walls and ceilings as well as structural changes to allow for ADA accommodations without disturbing existing structural elements of the facility.

The total amount of change orders equaled \$82,729.83 which exceeded the 10% contingency of \$70,105.30 that was originally established for the contract. Therefore, on March 19, 2019, City Council authorized the City Manager to execute an increase to the contract with Abboud Diamond Construction, Inc. in the amount of \$20,000 to establish a new not-to-exceed contract amount of \$791,158.30 in order to cover the current change orders and any future change orders throughout the remainder of the project. Upon City Council's approval and acceptance of the project,

retention funds in the amount of \$39,189.18 will be released to Abboud Diamond Construction, Inc.

Staff approved the contractor's "Notice of Completion" indicating all work was complete and ready for final inspection in May 2019. Staff recommends Council accept all of the work constructed under this contract and authorize staff to record a formal "Notice of Completion" with the County of San Bernardino clerk's office and release all withheld retention funds 35 days after recordation.

FISCAL IMPACT

Costs for the project are noted below:

CO 6526 Hesperia Animal Control Remodel:	<u>Actual: \$ 783,783.50</u>
	Total: \$ 783,783.50

Total Project:

Original Budget:	\$ 771,158.30
Increased Budget:	\$ 791,158.30
Actual:	<u>\$ 783,783.50</u>
Balance:	\$ 7,374.80

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Notice of Completion