

City of Los Alamitos

Agenda Report Consent Calendar

April 6, 2009
Item No: 7D

To: Mayor Troy Edgar & Members of the City Council

Via: Nita McKay, Interim City Manager

From: Tony Brandyberry, Master Mechanic
William Huber, City Engineer
Steven Mendoza, Director of Community Development

Subject: Approval of Notice of Completion, Community Center Floor Replacement Project (CIP No. 08/09-03)

Summary: The Community Center Floor Replacement project is complete and in compliance with the plans and specifications. Therefore, staff is recommending the City Council accept the work as complete; accept the project change orders, direct filing the Notice of Completion and release as prescribed by the Public Contracts Codes.

Recommendations:

1. Accept as complete the construction contract by Kerr Floors, Inc. for the Community Center Floor replacement project: and,
2. Accept the project change orders in the amount of \$559.00; and,
3. Direct the City Clerk to record the Notice of Completion with the County Recorders office; and,
4. Authorize staff to release the 10% retention, in the amount of \$1,854.00, 35 days after recordation of the Notice of Completion.

Background

The Community Center Flooring Project was included in this year's Capital Improvement Program including the removal and replacement of the existing flooring in activity rooms one, two, and three. The City Council awarded the construction contract at its December 15, 2008 meeting in the amount of \$17,980.00. The work has been completed by the contractor for \$18,539.00. The increase of \$559.00 (3.1% increase) equals the difference between a credit in the amount of a material change of \$1,111.00 and the amount of \$1,670.00 for a third coating of sealer used as an additional moisture barrier. The material change was due to the specified vinyl flooring not being available from the manufacturer. A credit was issued by the contractor and a substitute that met the qualification set forth by the building department was installed.

Discussion

A substitution of vinyl flooring was made from Armstrong Safeguard to Armstrong Medintech. Armstrong Medintech meets the recommended slip coefficient of 0.6 by the Americans with Disabilities Act (credit of \$1,111.00). Further moisture testing indicated that a third coating of concrete floor sealer would have to be applied to correctly seal the concrete slab (cost \$1,670.00). The result is a net Change Order of \$559.00 (\$1,670.00 less \$1,111.00).

During removal of the vinyl in the large kitchen, water damage was found behind the freezer. Public Services performed the necessary repairs to allow for proper installation of the new vinyl, including wall and door framing, drywall installation and kitchen repainting. The Bingo closet had extensive drywall damage caused by tables and chairs striking the walls upon normal usage. Public Services performed the drywall and painting repairs to minimize costs to the project. Carpet wainscoting was added to the walls to help minimize any further damage. This was performed by the contractor.

Work is now complete and acceptable to the City Engineer and Building Official. Staff is recommending acceptance of the work and processing the Notice of Completion/Final Report, approval of change orders and retention release as prescribed by the Public Contracts Codes.

Fiscal Impact

Community Center Floor Replacement		
Final Breakdown		
Contract Costs (Kerr Flooring)		\$ 17,980.00
Change Order 1 (Credit for change in material)	\$ (1,111.00)	
CO 2 (Additional Coat Sealer)	<u>\$ 1,670.00</u>	
Total Change Order	\$ 559.00	
	Final Contract Amount	\$ 18,539.00
Supplies and Other Charges		
Carpeted Wainscoting (Kerr)		\$ 1,299.00
Other		\$ 538.45
Material Testing Asbestos H2 Environmental		\$ 435.00
US Bank cc for bid ad., postage and printing of bid docs		<u>\$ 255.00</u>
	Total Supplies and Other Charges	\$ 2,527.45
Staffing Charges		\$ 5,769.69
	PROJECT TOTAL	\$ 26,836.14
Building Improvement Fund		\$ 30,000.00
Available Balance		\$ 3,163.86

Prepared By:

Tony Brandyberry, Master Mechanic

Reviewed By:

William Huber, City Engineer

Submitted By:

Steven Mendoza
Director of Community Development

Approved By:

Nita McKay
Interim City Manager

*Attachments: 1) Change Order – Kerr Floors, Inc.
2) Notice of Completion*