



DATE: February 23, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **City Hall Fourth-Floor Tenant Improvement and Remodeling, Project 18-66, and Wyandotte Park, Project 18-34 – Accept Construction**

RECOMMENDATION

1. Accept City Hall Fourth-Floor Tenant Improvement and Remodeling, Project 18-66, and authorize the final contract payment.
2. Accept Wyandotte Park, Project 18-34, and authorize the final contract payment.

BACKGROUND AND ANALYSIS

“Acceptance” of a construction contract is a legal event recognized by State law when the City verifies the contractor has satisfactorily completed a public project. Once accepted, the work on the public project is complete and other actions occur such as final payment to the contractor and the release of bonds obtained by the contractor that ensure completion of the project. Following acceptance, the City becomes responsible for the maintenance of the public project.

City Hall Fourth-Floor Tenant Improvement and Remodeling

On June 26, 2018, the City Council approved the plans and specifications for City Hall Fourth-Floor Tenant Improvement and Remodeling, Project 18-66, and authorized the award of the construction contract if the low bid was within the project budget. The contract was awarded to CRW Industries of Scotts Valley at the low bid price of \$716,320, including a \$143,264 construction contingency. The project included modification and tenant improvement work of City Hall for the Fire and Information Technology Departments’ areas on the fourth floor and for the Public Works and Community Development Departments’ areas on the first floor. The work included selective demolition, heating, ventilation, and air conditioning (HVAC) modifications, limited electrical work, rework of existing ceiling and lighting, new casework, partitions, and door and frame modifications.

The final construction cost of \$697,334 is within the construction contract of \$716,320 and included six change orders totaling \$124,278 and unused contingency resulting in a contract savings of \$18,986. All work has been completed in accordance with the approved plans and specifications.

Wyandotte Park

On April 30, 2019, the City Council approved the plans and specifications for Wyandotte Park, Project 18-34, and authorized award of the construction contract if the low bid was within the project budget. The contract was awarded to Goodland Landscape Construction, Inc., of Tracy at the low bid price of \$1,729,360, including a \$170,000 construction contingency. The 0.9-acre park located on Wyandotte Street features a lawn area, benches, picnic tables, play structures, art pieces, and a water feature.

The final construction cost of \$1,646,645 is within the construction contract of \$1,729,360 and included four change orders totaling \$87,285 and a final quantity adjustment change order resulting in a contract savings of \$82,715. All work has been completed in accordance with the approved plans and specifications.

FISCAL IMPACT

City Hall Fourth-Floor Tenant Improvements

City Hall Fourth-Floor Tenant Improvements, Project 18-66, is funded in the amount of \$1,800,000 from the Capital Improvement Program (CIP) Reserve Fund. The total project expenditures are estimated to be \$1,250,000, including design, project administration, construction, inspection, and other costs. Any remaining funds will be returned to the CIP Reserve Fund once the project is closed.

Wyandotte Park

Wyandotte Park, Project 18-34, is funded with \$2,580,000 from the Park Land Dedication Fund. The total project expenditures, including project administration, construction, inspection, and other costs, are estimated to be \$2,060,000. Any remaining funds will be returned to the Park Land Dedication Fund once the project is closed.

ALTERNATIVES

Determine that the improvements have not been completed in conformance with City standards and decline to accept the improvements until they are completed to the satisfaction of the City Council.

PUBLIC NOTICING – Agenda posting.

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F (Projects 18-66, 18-34)