



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Approve Plans and Specifications and Authorize Advertisement for Bids for City Hall Annex Phase 1 Interior Demolition and Abatement Project and Adopt Resolution Authorizing City Manager to Execute Change Order No. 1 to the Professional Services Agreement with WMB Architects (\$34,638)

MEETING DATE: December 19, 2012

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve plans and specifications and authorize advertisement for bids for City Hall Annex Phase 1 interior demolition and abatement project and adopt resolution authorizing City Manager to execute Change Order No. 1 to the professional services agreement with WMB Architects, in the amount of \$34,638.

BACKGROUND INFORMATION: This project consists of interior demolition and asbestos abatement at the City Hall Annex (formerly the Public Safety Building) in the unoccupied first floor and jail area. This is the first phase in remodeling the space for use by the Recreation and Fire Administration Divisions.

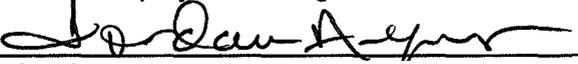
The existing first floor and jail space has been vacant since the Police Facility was completed in 2002. The project will remove all ceiling, wall and floor finishes, as well as existing electrical, HVAC and plumbing items originally installed in 1967 and not meeting current code requirements. A hazardous materials survey has been performed and all hazardous materials within the remodel area will be abated. The completion of this project is necessary prior to the finalization of the Phase 2 remodel plans so informed decisions may be made regarding the existing building elements.

City Council awarded the professional services agreement for the City Hall Annex first floor remodel to WMB Architects, of Stockton, on August 15, 2012. The requested change order (Exhibit A) is due to changes in the project design scope. The project will take advantage of Public Benefits funds to replace the Civic Center chiller unit and add the City Hall Annex Facility to the chiller system. The scope additions also include relocating the computer server and phone rooms from the basement to the first floor and some exterior roof demolition/repairs needed on the facility.

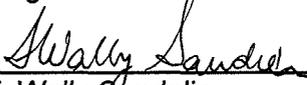
The planned bid opening date is January 24, 2013.

FISCAL IMPACT: The project will expedite the Phase 2 work and permit the Recreation and Fire Administration Divisions to return to the Civic Center complex.

FUNDING AVAILABLE: Public Benefits (164604): \$30,138 / General Fund (1211001): \$4,500
Construction project funding will be identified at the time of project award.



 Jordan Ayers
 Deputy City Manager/Internal Services Director



 F. Wally Sandelin
 Public Works Director

Prepared by Gary Wiman, Construction Project Manager
 FWS/GRW/pmf
 Attachment
 cc Fire Chief

Parks, Recreation and Cultural Services Director

APPROVED: 

 Konradt Bartlam, City Manager



WMB ARCHITECTS

5757 Pacific Avenue Suite 226
 Stockton CA 95207
 209.944-9110

Change in Project Scope

SCOPE CHANGE NUMBER: 1
 PROJECT NAME: City Hall Annex 1st Floor Remodel
 PROJECT NUMBER: 12-62
 INITIATION DATE: November 28, 2012
 CONTRACT DATE: September 5, 2012
 OWNER: City of Lodi
 P.O. Box 3006
 Lodi CA 95241-1910

Proposed Change in Project Scope

Provide Design Services to:

- Replace existing Civic Center chiller with a new energy efficient chiller to serve City Hall, City Hall Annex and Carnegie Forum buildings. Unit sized to serve entire City Hall Annex at future build-out.

Mechanical Fee	\$18,738
Electrical Fee	\$1,400
Architectural Fee	\$7,000

- Relocate telephone and computer server room from basement to ground floor with dedicated HVAC system.

Mechanical Fee	\$1,375
----------------	---------

- Upgrade Annex remodel HVAC using new chiller based system.

Mechanical Fee	\$3,000
----------------	---------

- Demolish existing Annex fascia and construct new roof edge and drainage system.

Architectural Fee	\$3,125
-------------------	---------

- Total Scope Change #1** **\$34,638**

Change in Architectural / Engineering Contract Fees:

- The Original Fee \$60,820
- The previous scope changes \$0
- The fee prior to this scope change \$60,820
- The fee will be increased by \$34,638
- The new fee \$95,458

Architect Signature:  Date: November 28, 2012

Owner Signature: _____ Date: _____

RESOLUTION NO. 2012-195

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING CITY MANAGER TO EXECUTE
CHANGE ORDER NO. 1 TO THE PROFESSIONAL
SERVICES AGREEMENT FOR THE CITY HALL ANNEX
FIRST FLOOR REMODEL PROJECT

WHEREAS, City Council awarded the Professional Services Agreement for the City Hall Annex first floor remodel to WMB Architects, of Stockton, on August 15, 2012; and

WHEREAS, Change Order No. 1 is due to changes in the project design scope, including the replacement of the Civic Center chiller unit and addition of the City Hall Annex Facility to the chiller system utilizing Public Benefits funds; relocation of the computer server and phone rooms from the basement to the first floor; and some exterior roof demolition/repairs needed on the facility.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby authorize the City Manager to execute Change Order No. 1 to the Professional Services Agreement for the City Hall Annex First Floor Remodel Project with WMB Architects, of Stockton, California, in the amount of \$34,638.

Dated: December 19, 2012

I hereby certify that Resolution No. 2012-195 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 19, 2012, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, Katzakian, Mounce, and Mayor Nakanishi

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL

City Clerk