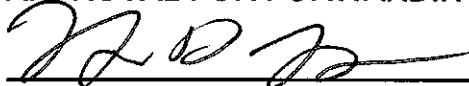


City of Calistoga

Staff Report

TO: Honorable Mayor and City Councilmembers
FROM: Dan Takasugi, Public Works Director/City Engineer
DATE: March 15, 2011
SUBJECT: Consideration of a Resolution Accepting as Complete the Fire Station Seismic Retrofit and Renovation Project Constructed by Ron Vann Construction and Approving a Budget Adjustment

APPROVAL FOR FORWARDING:


Richard D. Spittler, City Manager

ISSUE:

1
2
3 Consideration of a Resolution accepting as complete the Calistoga Fire Station
4 Seismic Retrofit and Renovation Project constructed by Ron Vann Construction and
5 approving a Budget Adjustment.
6

7 **RECOMMENDATION:**

8
9 Adopt Resolution.
10

11 **BACKGROUND / DISCUSSION:**

12
13 This project went out to bid in October 2009, and the City received bids from nine
14 contractors. Ron Vann Construction was the successful bidder. The City entered
15 into a contract in the amount of \$1,188,400 with Ron Vann Construction on
16 November 3, 2009 to complete the Calistoga Fire Station Seismic Retrofit and
17 Renovation Project. The project budget at that time was established at \$1,770,000.
18

19 In addition to awarding the base bid, the City also awarded two Bid Alternates to
20 include wall beds and lockers, and upgrade the roof from a built-up roof system to a
21 single-ply membrane TPO roof system. The bid price for the alternate bid items
22 was \$15,700, and this amount is included in the \$1,188,400 contract amount cited
23 above.
24

25 This project has been completed, and the project was completed on schedule. All
26 requirements of the scope of work in the contract have been met and the
27 improvements have been inspected and approved by the City Engineer. The
28 Calistoga Fire Station is fully operational and includes enhancements that will make
29 the building much safer in the event of an earthquake.

30

31 The final cost of the construction contract is \$1,394,783, including the project
32 Change Orders. This total includes the following costs:

33

34	Original Contract Amount	\$1,188,400
35	Change Orders (Total)	\$206,383

36

37	Final Construction Contract Cost	\$1,394,783
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38

39 Change orders to this project were primarily to address changed site conditions, as
40 in unexpected soft soil conditions, utility and telecommunication requirements,
41 structural unknowns with the existing building, and an antenna tower that could not
42 be reused.

43

44 The project budget was most recently adjusted by Council to \$1,870,000 (from
45 \$1,770,000) on August 3, 2010, when it became apparent that pending change
46 orders might exceed the available project budget. The core project costs came in
47 essentially on budget at \$1,876,700, within \$6,700 of the total project budget.

48

49 However, in light of dwindling General Fund cash reserves, staff recommends
50 shifting General Fund staff costs to the 2007 Lease Financing fund source. Thus,
51 staff time spent on the project, in the amount of \$93,300, is being charged to the
52 project and will require a new budget adjustment. This staff time is primarily
53 charged from the City Building Official acting as the construction inspector, the Fire
54 Chief, the Public Works Director acting as construction manager, and the Public
55 Works Administrative Analyst acting as the labor compliance manager and
56 document coordinator.

57

58 **FISCAL IMPACT:** This Fire Station Seismic Retrofit and Renovation project,
59 including all components described in this report, were funded by a \$530,316 FEMA
60 Pre-Disaster Mitigation Grant, a \$145,000 grant from the Calistoga Firefighters
61 Association, with the remainder from the 2007 Lease Financing and Public Safety
62 Funds. The total project budget is shown on the following 'Sources and Uses' table:

63

64

65

66

67

Date: March 15, 2011 City Council Staff Report

Subject: Consideration of a Resolution Accepting as Complete the Calistoga Fire Station Seismic Retrofit and Renovation Project Constructed by Ron Vann Construction and Adopting a Budget Adjustment

Page 3 of 3

Sources of Funds

2007 Lease Financing	\$1,296,600
FEMA PDM Grant	530,316
Firefighters Association Grant	145,000
Public Safety Fees	1,916
General Fund	0
Total Sources	<u>\$1,970,000</u>

Uses of Funds

Construction Mgmt and Inspection	64,000
Staff Cost Reimbursement from Project	93,300
Planning/Design/Environmental	151,767
Improvements	1,604,045
Contingency	0
Interim Fire Station	44,141
Plymovent Removal/Install	12,759
Total Uses	<u>\$1,970,000</u>

68

69 Funds were budgeted for this project in Buildings Capital Improvements (01-5409).

70

71 **ATTACHMENTS:**

72

73 1. Resolution

RESOLUTION NO. 2011-_____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,
COUNTY OF NAPA, STATE OF CALIFORNIA, ACCEPTING AS COMPLETE
THE CONTRACT WORK FOR THE CALISTOGA FIRE STATION
SEISMIC RETROFIT AND RENOVATION PROJECT
BY RON VANN CONSTRUCTION AND
ADOPTING A BUDGET ADJUSTMENT.**

WHEREAS, the City of Calistoga entered into a contract on November 3, 2009 with the firm of Ron Vann Construction for the Calistoga Fire Station Seismic Retrofit and Renovation Project; and

WHEREAS, Ron Vann Construction has now completed the work required by the contract to the satisfaction of the City Engineer; and

WHEREAS, a budget adjustment in the amount of \$100,000 from the 2007 Lease Financing is required to balance the project budget, when charging City staff time to the project; and

WHEREAS, the City Council now desires to accept the Project as complete and approve the budget adjustment.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Calistoga hereby accepts as complete the contract work for the Calistoga Fire Station Seismic Retrofit and Renovation Project by Ron Vann Construction; and

BE IT FURTHER RESOLVED THAT the City Council hereby approves a project budget adjustment in the amount of \$100,000.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **5th day of April, 2011**, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN/ABSENT:**

JACK GINGLES, Mayor

ATTEST:

Susan Sneddon, City Clerk