

1 City of Calistoga

2 Staff Report

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4 **TO:** Honorable Mayor and City Council

5 **FROM:** Michael Kirn, Public Works Director/City Engineer

6 **DATE:** August 15, 2017

7 **SUBJECT:** Consideration of a Resolution Accepting as Complete the Monhoff Building

8 Alteration Project Constructed by WMB General Contractors and

9 Authorizing the Public Works Director to File a Notice of Completion.

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11 **APPROVAL FOR FORWARDING:**



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14 **DYLAN FEIK, CITY MANAGER**

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16 **ISSUE:** Consideration of a Resolution that:

- 17
- 18 1. Accepts as complete the Monhoff Building Alteration constructed by WMB
 - 19 General Contractors.
 - 20 2. Authorizes the Public Works Director to file a notice of completion with the Napa
 - 21 County Recorder.

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23 **RECOMMENDATION:** Adopt the Resolution.

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25 **BACKGROUND/DISCUSSION:** On August 2, 2016 the City Council awarded a contract

26 to WMB General Contractors to construct the Monhoff Building Alteration Project. The

27 original contract was for \$782,000.

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29 Substantial completion of the plans and specifications was met on June 29, 2017 with

30 the issuance of a temporary occupancy certificate and the Teen Center was authorized

31 to start moving into the building.

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August 15, 2017

Complete the Monhoff Building Alteration Project Constructed by WMB General Contractors

Page 2 of 3

33 The project included alteration and restoration of the Monhoff Recreation Center and
34 Teen Center which was severely damaged due to flooding from a failed roof system.
35 The Project was bid in two components – those items associated with flood damage
36 and code upgrades and items associated with betterments the City desired.

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38 Items associated with flood damage and code upgrades included replacement of the
39 roof system, racquet ball court ceilings and walls, sheet rock, carpeting, exterior stucco,
40 insulation, ADA compliance (parking, path of travel, accessibility, wheel chair lift to the
41 second floor), fire suppression and monitoring system, a second floor restroom, steel
42 stair case, electrical and plumbing code upgrades.

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44 Items associated with City desired betterments making the building more attractive and
45 user friendly included remodeling the original restroom, new windows throughout the
46 building, exterior accent lighting upgrades, a new restroom on the second floor,
47 separate exterior entrances for each racquetball court and new heating and air
48 conditioning systems.

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50 During the course of improvements several unforeseen conditions were found. The
51 most significant was the identification of substantial failure of the exterior framing in the
52 office and Teen Center area. This framing had to be completely replaced for the
53 building to be structural safe. There were also termite and mold problems that had to
54 be remediated and treated. The electrical wiring was not up to code and had to be
55 replaced as well as the electrical service panel. Much of the existing plumbing was
56 defective and had to be replaced and the lights and wiring in the racquet ball courts
57 were substandard.

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59 A total of nine change orders were issued in the amount of \$148,495.94 for a revised
60 contract valuation of \$930,132.94 and extended the contract completion by 72 calendar
61 days. It should be noted that the final contract valuation was \$70,296 below the second
62 lowest bidder without taking into consideration the change orders that would have been
63 added to the second bid.

64
65 The recommended resolution authorizes the Public Works Director to file a Notice of
66 Completion with the Napa County Recorder's Office. This starts the thirty day
67 constructive notice to any subcontractors, suppliers or vendors that provided services or
68 supplies that the project is complete and that the City intends to close out the project.
69 We are aware of two subcontractors who have not received final payment and have
70 advised WMB that we will take all necessary steps to ensure that final compensation to
71 them as been achieved.

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73 **FISCAL IMPACT:** Now that the project is complete staff will conduct a final audit of all
74 expenses incurred and meet with the insurance adjusters to allocate final costs and
75 negotiate final reimbursement from insurance proceeds.

August 15, 2017

Complete the Monhoff Building Alteration Project Constructed by WMB General Contractors

Page 3 of 3

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77 **ATTACHMENTS:**

78 1. Resolution

79 2. Notice of Completion

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RESOLUTION NO. 2017-XXX

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA,
COUNTY OF NAPA, STATE OF CALIFORNIA, ACCEPTING AS COMPLETE
THE MONHOFF BUILDING ALTERATION PROJECT
CONSTRUCTED BY WMB GENERAL CONTRACTORS AND AUTHORIZING THE
PUBLIC WORKS DIRECTOR TO FILE A NOTICE OF COMPLETION**

WHEREAS, the City of Calistoga entered into a contract on August 2, 2016 with WMB General Contractors for the Monhoff Building Restoration Project (Project); and

WHEREAS, WMB General Contractors substantially completed the work required by the contract on June 29, 2017 to the satisfaction of the City Engineer and the Building Official; and

WHEREAS, the City Council now desires to accept the Project as complete.

NOW, THEREFORE BE IT RESOLVED THAT AS FOLLOWS:

1. The City Council of the City of Calistoga hereby accepts as complete the work for the Monhoff Building Restoration Project constructed by J.A. WMB General Contractors.
2. The Public Works Director is authorized to file a Notice of Completion with the Napa County Recorder.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this **15th day of August, 2017**, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

CHRIS CANNING, Mayor

ATTEST:

Kathy Flamson, City Clerk

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

**CITY OF CALISTOGA
1232 WASHINGTON STREET
CALISTOGA, CA 94515
Attn: Public Works Department**

**Exempt From Recording Fees
Section 27383 Gov't. Code**

NOTICE OF COMPLETION

Notice is hereby given that:

1. The undersigned is the owner of the interest or estate stated below in the property described below.
2. The name of the undersigned is City of Calistoga.
3. The address of the undersigned is:
1232 Washington Street
Calistoga, CA 94515
4. The nature of interest or estate of the undersigned is fee ownership, as well as ownership of the certain improvements located thereon.
5. The full names and full addresses of all persons, if any, who hold title with the undersigned as joint tenants or as tenants in common are: None
6. The names of the predecessors in interest of the undersigned, if the property was transferred subsequent to the commencement of work of improvement herein referred to are: None
7. A work of improvement on the property hereinafter described was completed on June 29, 2017.
8. The name of the original contractor, if any, for the work of improvement was WMB General Contractors.
9. The kind of work done or material furnished was Monhoff Building Alteration Project.
10. The property on which the work of improvement was completed is in the City of Calistoga, County of Napa, State of California, and is described as follows:

Monhoff Building Alteration
1505 Grant Street
Calistoga, CA 94515

City of Calistoga, Owner

Dated: August 16, 2017

Signed: _____
Michael Kirn, Public Works Director

VERIFICATION

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

I declare under the penalty of perjury that the above is true and correct

Executed at Calistoga, California, this 16th day of August, 2017.

City of Calistoga

Michael Kirn, Public Works Director