

**MEMORANDUM  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER**

To: **BOARD OF SUPERVISORS**

Date: **MAY 22, 2007**

From: ~~J~~ **JAMES DURFEE / MARY DIETRICH** <sup>MMD</sup>

Subject: **NOTICE OF COMPLETION AND RATIFICATION OF THE FINAL CHANGE ORDER, COMMUNITY DEVELOPMENT RESOURCE CENTER**

**ACTION REQUESTED / RECOMMENDATION:** Approve the attached Resolution to:

- 1) Accept the Community Development Resource Center (CDRC), Project No. 4630, as complete.
- 3) Ratify Contract Change Order No. 15, in the amount of \$370,792.
- 2) Authorize the Director of Facility Services to execute and record the Notice of Completion.

**BACKGROUND:** On August 24, 2004, your Board awarded a contract to Harbison Mahony Higgins Builders, Inc. (HMH) for the construction of the CDRC. This project entailed the construction of a 97,400 s.f., two-story office building that currently accommodates the Community Development Resource Agency consisting of the Building Department, Planning Department and Engineering and Surveying as well as Public Works' Administration, Environmental Health, the Air Pollution Control District and the Redevelopment Agency.

During the course of construction the foothills experienced record rainfall which impacted both the length and extent of construction. The additional contract time attributable to weather as well as material and labor cost impacted the extended contract time and resulted in additional costs to perform this work. Contract Change Order No. 15 acknowledges these impacts as well as repairs to the roof mounted Crane and are summarized as follows:

**Weather Mitigation:** Due to the record rainfall in the winter of 2004/05 and winter 2005/06, additional dewatering and weather mitigation measures were required. This included pumping water out of footings, removing oversaturated soil and protecting construction activities in order to proceed with the prosecution of the work in a timely and cost effective manner. The total additional cost for this work was \$169,035.

**Extended Overhead:** Due to the extended length of construction caused by the unusual weather, HMH was required to manage and coordinate construction activities longer than anticipated. These costs included additional overhead and general conditions required of the contract such as trailer rentals, utilities and temporary facilities. The total additional cost for this work was \$195,190.

**Roof Mounted Crane Repair:** Removal and replacement of damaged winch and cable. The total additional cost for this work was \$ 6,567.

Attached to the Resolution is a brief narrative which more fully explains both the cost and detail of each of the Contract Change Order, No. 1 through No. 15. Considering the effects of weather and record rainfall, these change orders account for less than 6.5% of the construction cost and are considered to be within reasonable standards. Of the total, 3.3% represent unforeseen and weather related issues, 2.2% were required to complete the intent of the design and less than 1% were attributable to owner requested and value engineering change orders. The total construction cost for the CDRC is \$22,788,138, including \$1,379,438 in change orders and is within the project construction budget.

Facility Services' staff, the County Building Department, and the Fire Marshall have inspected the work performed on the project. Minor punch list items were noted and all items have been corrected. The project has been accepted by staff as complete.

In order to close out the CDRC project, it is necessary for your Board to ratify contract Change Order No. 15, accept the project as complete and authorize the Director of Facility Services to execute and record the Notice of Completion. Documents supporting all change orders are on file for review at the Clerk of the Board.

**ENVIRONMENTAL CLEARANCE:** On January 20, 2004, your Board certified the Final EIR and adopted the Findings of Fact and Statement of Overriding Considerations on the DeWitt Government Center Facility Plan, which fulfills the requirements of California Environmental Quality Act (CEQA). The impacts of this project were considered in that EIR and required mitigations are included in the construction contract.

**FISCAL IMPACT:** The total contract cost for the CDRC construction is \$22,788,138, including \$1,379,438 in change orders. There is sufficient funding appropriated in the Capital Project Fund project account.

JD:MD:RU:

ATTACHMENT: RESOLUTION

CC: COUNTY EXECUTIVE OFFICE

T:\FAC\BSMEMO2007\4630NOC.DOC

# Before the Board of Supervisors County of Placer, State of California

In the matter of: **A RESOLUTION APPROVING AND AUTHORIZING THE DIRECTOR OF FACILITY SERVICES TO EXECUTE AND RECORD THE NOTICE OF COMPLETION FOR THE COMMUNITY DEVELOPMENT RESOURCE CENTER, PROJECT NO. 4630 AND RATIFYING CONTRACT CHANGE ORDER 15.**

Resol. \_\_\_\_\_  
Ord. \_\_\_\_\_  
Reading \_\_\_\_\_

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held \_\_\_\_\_, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

\_\_\_\_\_  
Chairman, Board of Supervisors

Attest:  
Clerk of said Board

\_\_\_\_\_  
  
\_\_\_\_\_  
  
**BE IT RESOLVED** by the Board of Supervisors, County of Placer, State of California, that the attached Notice of Completion for the Community Development Resource Center, Project No. 4630, is hereby approved; and

**BE IT FURTHER RESOLVED** that the Director of Facility Services is hereby authorized to execute said Notice of Completion on behalf of the Board of Supervisors and the County of Placer and cause the same to be recorded.

**BE IT FURTHER RESOLVED** that the Board hereby ratifies and approves Contract Change Order No. 15, in the amount of \$370,792.

ATTACHMENTS: NOTICE OF COMPLETION  
SUPPLEMENTAL INFORMATION SHEET  
CHANGE ORDER SUMMARY

Recording requested by Facility Services  
Capital Improvements Division

When recorded return to:  
Judy Sage  
Placer County Department of Facility Services  
11476 C Ave.  
Auburn CA 95603

---

**NOTICE OF COMPLETION**  
**RES. NO. \_\_\_\_\_**

---

**Project Name: COMMUNITY DEVELOPMENT RESOURCE CENTER**

NOTICE IS HEREBY GIVEN, pursuant to California Civil Code Section 3093, that the following Contractor, to wit:

**Harbison Mahony Higgins Builders, Inc.**  
**15 Business Park Way, Suite 101**  
**Sacramento, Ca. 95828-0912**

performed and completed, for the County of Placer, State of California, the following contract, structure or work of improvement, to wit:

**COMMUNITY DEVELOPMENT RESOURCE CENTER,**  
**PROJECT NO. 4630**

The property is owned by the County of Placer in fee. Said work was accepted on May 22, 2007.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ 2007, at Auburn, California. I declare under penalty of perjury that the foregoing is true and correct.

\_\_\_\_\_  
JAMES DURFEE, DIRECTOR  
DEPARTMENT OF FACILITY SERVICES  
COUNTY OF PLACER

STATE OF CALIFORNIA    )  
COUNTY OF PLACER    )

On \_\_\_\_\_ before me Deirdre Belding, Notary Public, personally appeared \_\_\_\_\_, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
Deirdre Belding

**NOTICE OF COMPLETION  
SUPPLEMENTAL INFORMATION SHEET**

**DATE:** MAY 22, 2007

**PROJECT NO:** 4630

**PROJECT NAME:** COMMUNITY DEVELOPMENT RESOURCE CENTER

**FUND/BUDGET UNIT/ACCOUNT NO:** 140 / 107830 / 04630

**CONTRACTOR:** HARBISON MAHONY HIGGINS BUILDERS, INC.

**SUMMARY OF EXPENDITURES**

<b>ORIGINAL CONTRACT AMOUNT</b>	<b>\$ 21,408,700</b>
<b>CONTRACT CHANGE ORDERS</b>	<b><u>\$ 1,379,438</u></b>
<b>TOTAL CONTRACT EXPENDITURES</b>	<b>\$ 22,788,138</b>

**NOTICE OF COMPLETION  
CONTRACT CHANGE ORDER SUMMARY**

**DATE:** MAY 22, 2007

**PROJECT NO:** 4630

**PROJECT NAME:** COMMUNITY DEVELOPMENT RESOURCE CENTER

CHANGE ORDER #	BRIEF DESCRIPTION	AMOUNT EXPENDED
1	Concrete mix design Unforeseen expansive soil Revisions to Sheriff's temp parking lot Conduit and telecomm vault changes Aerate wet soil	<b>\$51,211.00</b>
2	Curved to segmented glass railing credit Light fixture changes Rock all weather access road Hard Rock Lime treatment Sheriff's parking lot Door hardware changes VAV liner changes	<b>\$(8,917.17)</b>
3	PG&E changes Visqueen for pad protection Storm drain conflict @ Bell Road Storm drain conflict @ DeWitt Drive Roofing insulation change Tamko underlayment Duct liner changes Revised hose bibs	<b>\$6,270.41</b>
4	Added energy meters Fire/smoke dampers changes Squash pipe DPW changes to Bell Road & Richardson Drive Hardware changes Removal of unsuitable soil Offhaul excess soil	<b>\$106,254.03</b>
5	High density file system changes Davison Iron Changes PG&E delay-Urata Hard rock excavation - Misc Window type WW changes PG&E Main service and street lights Bldg. pad OT & Soil Mitigation Des Champs AC-2 change	<b>96,783.62</b>
6	Added door louvers Additional T&M electrical work by Nutter Mechanical concrete curb changes Removal of Unsuitable Soil at Grid C9 Out of sequence tree demolition - Bell Road Power and data changes in lobby 1100	<b>\$67,896.89</b>

	<p>Wet soil mitigation – building pad  Upsize fire service  Seal interior surface of brick soffits  Electropolish turnbuckles  Remove/replace Sheriff's flagpole light  Upsize AC feeder wires  Utility yard changes  Soil mitigation at Bell Road</p>	
7	<p>Access floor changes in break room  Sonitrol security infrastructure  Angle supports at SCU's  Precast caps at Steel Column web pockets  Add irrigation pump  Coffee bar changes  Bell Road AB &amp; AC paving  NID 12" Waterline  Added steel at penthouse roof access ladder</p>	<b>\$145,752.00</b>
8	<p>Added beam covers  HHW Piping for VAV 3-7  6" RWL/OFL changes at balcony 2086  Additional structural support for Modernfold doors  Telecom spec section changes  Precast wall cap at conference 1107  Audio visual infrastructure work  Install (2) 3" pipe for weather equipment  Extra work at light pole installation  HMH costs related to PG&amp;E delays  Additional sanitary sewer cleanout per inspector  Additional AC condensate drains  Floor diffuser changes</p>	<b>\$116,376.00</b>
9	<p>Change detention pond piping/repairs  Added flat strap at brick  Interior bike locker changes  Raise light fixture height  Added roof/overflow drain at conference 1107  Temp power for elevator installation  Hose bibb locations  Added condensate drain to SAC – 3  Change steel tab @ beams &amp; columns  Water repellent @ exterior curbs  Altronics power supplies  PG &amp; E phone connection to meter  Power to projection screens  Floor openings at room 2005  Various PG&amp;E related work  Carpet pad and transition strips</p>	<b>\$48,200.00</b>
10	<p>Herringbone brick paver pattern  Various soil mitigation, off-haul &amp; rock  Add fireproofing &amp; cut brick  Power/data/voice relocations for systems furniture  Media room changes  Add transition trim to bathroom doors  Ceiling height change at Stair #2  Second floor office changes  Hard rock excavation @ electrical trench  Fire rated glazing changes</p>	<b>\$59,883.93</b>

	Return air transfer boots @ second floor Downspout connection location Fire alarm changes @ fire pump & PIV Add FSD, RA Grille/Duct at Lobby 1100 Lighting Control changes Addition of 2x2 Angle @ ceiling shadow mold Add lined duct @ locker room 1197 Add access door stair #3 Fabric wrapped panel changes	
11	Delete one bollard at Fire Access Road Additional utility yard charges Site signage changes 4" pipe sleeve for fire suppression piping Electric strike & panic hardware changes Misc. drywall changes Added FSD at VAV 4-1 Wall framing changes at doors in 8" wall Grafik eye lighting control system NID waterline night-time work Paint color change above 2 <sup>nd</sup> floor soffit Add 120v power for crane winch Relocate structural steel brace Add soffits at rooms 2026 & 2107 Change fuseable link at fire door Additional dirt haul-off Change planting and irrigation at island planter Cap power/data outlets @ front counter cabinet Closure panels at 2 <sup>nd</sup> floor columns Added diffusers @ elevator machine room Added red slurry over PG&E line	\$86,217.00
12	Install, modify & connect irrigation pump Changes at NID Waterline Add (1) FSD at front counter Elect, data/voice changes at front counter First floor office changes Carpet changes Window type C&E break shape	\$67,802.00
13	Lower sanitary sewer tie-in Change cherry nosing @ balcony Fire suppression system changes Add aggregate base at side walk Relocation of pre-action cabinet Misc. painting repairs Crane pedestal extension Grass paver repairs Additional carpet stock Misc. electrical extras Misc Building Department corrections Blocked transfer grilles Misc. mechanical changes Extended coverage sprinkler head credit Dual lock aluminum frames Temporary building water HMH trench plate rentals costs Plywood catwalk Tree watering	\$123,345.00

	<b>Panelized gate changes</b>	
<b>14</b>	Roof duct supports Structural Steel Primer AC & AB price Increase Carpet extra stock adjustment Waterline Rock	<b>\$41,571</b>
<b>15</b>	Weather mitigation Extended Overhead Crane repair	<b>\$370,792</b>

