



City of Rialto

Legislation Text

File #: CC-19-871, **Version:** 1

For City Council Meeting [September 10, 2019]

TO: Honorable Mayor and City Council

APPROVAL: Rod Foster, City Administrator

FROM: Sean Grayson, Acting Public Works Director

Request City Council to (1) Authorize the Purchase Order Increase with All Seasons Insulation Inc. for Contract Change Order #3 in the amount of \$70,379 and (2) Authorize the Purchase Order Increase with Wallace and Associates in the amount of \$10,176 for Construction Management and Inspection services for the Citywide Roof Repairs Project, City Project No. 180202.

(ACTION)

BACKGROUND

On September 25, 2018, City Council awarded a construction contract to All Seasons Insulation Inc., in the amount of \$455,970 for the Citywide Roof Repairs Project, City Project No. 180202.

The project is a part of the roof replacement and repair program started in 2005. Certain facilities were considered high priority based on maintenance records, age of roof, and existing conditions of the material. As part of the contract, the following facilities have been repaired:

- Rialto Fire Station No. 204, 3288 N. Alder Avenue
- Rialto Police Annex Building, 429 W. Rialto Avenue
- Rialto Recreation and Community Center Gymnasium, 214 N. Palm Avenue
- Kristina Dana Hendrickson (First Christian Church), 201 N. Riverside Avenue
- Rialto Police Department, 128 N. Willow Avenue

ANALYSIS/DISCUSSION

The contractor has completed improvements at the above-mentioned sites. During construction, weather impacted the roof repairs for the 18/19 fiscal year. To avoid weather delays for the 19/20 fiscal year improvements, City staff requested a proposal from All Seasons Insulation for roof repairs at the following facilities, which additional work comprise the proposed Change Order #3 for \$70,379:

- Rialto Education Association, 131 S Riverside
- Rialto Resource Center, 141 S Riverside

Change Orders #1 and #2 were previously approved by staff as follows:

Contract Change Order #1 was approved under the previous authorization and provided for a credit along with facilitating the installation of solar equipment.

Contract Change Order #2 was approved under the previous authorization and provided needed safety equipment for future access and maintenance of the facility.

The cost of the construction contract along with each Contract Change Order is listed in Table 1 below:

Table 1

Construction Contract for Citywide Roof Repairs	\$455,970.00
Contract Change Order No. 1 (Credit)	-\$10,976.00
Contract Change Order No. 2	\$3,347.00
Contract Change Order No. 3 (Pending Approval)	\$70,379.00
Total:	\$518,720.00

A copy of Contract Change Order Nos. 1, 2, and 3, are included as **Attachment 1**.

City staff has requested a proposal from Wallace and Associates for construction management and inspection services relating to Change Order #3. Wallace and Associates proposal is provided as **Attachment 2**.

ENVIRONMENTAL IMPACT

This project is a Class 1 exemption pursuant to California Environmental Quality Act (CEQA) Section 15301 Existing Facilities. Class 1 consists of the operation, repair maintenance, permitting, leasing, licensing, or minor alternation of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects that might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

On June 21, 2018, the City filed a Notice of Exemption for the project pursuant to CEQA, which is included as **Attachment 3**.

GENERAL PLAN CONSISTENCY

Approval of this action complies with the following City of Rialto Guiding Principles, General Plan Goals and Policies:

Our City government will lead by example, and will operate in an open, transparent, and responsive manner that meets the needs of the citizens and is a good place to do business.

Goal 3-11: Provide community facilities that adequately support established programs, can accommodate future needs, and are accessible to all members of the community.

Policy 3-11.1: Allocate resources for the maintenance and operations of City facilities; explore alternative funding options for maintenance and operational costs of new facilities.

LEGAL REVIEW

The City Attorney has reviewed and supports this staff report and Contract Change Order #3.

FINANCIAL IMPACT

Capital Improvement Budget Impact:

The appropriated budget for the Roof Repair Project No. 180202 is \$861,000. Expended and Encumbered to date is \$506,988.37, leaving remaining project budget balance of \$354,011.63 in the Internal Services Facilities Fund Account No. 770-500-7302-3001-180202. Sufficient funding is available for the increase of \$70,379 with All Seasons Insulation Inc. from the Internal Services Facilities Fund Account No. 770-500-7302-3001-180202-05 for the Citywide Roof Replacement Project.

The Construction Management and Inspection services provided by Wallace and Associates in the amount of \$10,176 will be paid from the Facilities Maintenance Fund Account No. 770-500-7302-3001-180202-16.

CONTRACTOR LICENSING

Prior to increase of the Professional Service Agreement/Construction Contract, the Vendor shall pay a Business License Tax at the professional Service rate of \$75.00.

RECOMMENDATION

Staff recommends City Council to approve:

- Authorize the Purchase Order Increase with All Seasons Insulation Inc. for Contract Change Order #3 in the amount of \$70,379
- Authorize the Purchase Order Increase with Wallace and Associates in the amount of \$10,176 for Construction Management and Inspection services for the Citywide Roof Repairs Project, City Project No. 180202.