

**REPORT TO MAYOR AND COUNCIL****TO THE HONORABLE MAYOR AND CITY COUNCIL:**

DATE: February 23, 2016

SUBJECT: ACCEPT THE IMPROVEMENTS FOR CENTRE CONCORD MOVABLE WALLS AND COVERINGS (PROJECT NO. 2182) CONSTRUCTED BY J-WALT CONSTRUCTION OF WOODLAND; AND DIRECT THE CITY CLERK TO FILE A NOTICE OF COMPLETION (FUNDED BY: BUILDING MAINTENANCE, COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS & GENERAL FUNDS)

Report in Brief

J-Walt Construction has completed all work on the Centre Concord Moveable Walls and Coverings project (Project No. 2182) and has provided the required warranty. Staff recommends that the City Council accept the improvements for the Centre Concord Moveable Walls and Coverings project (Project No. 2182) constructed by J-Walt Construction; and direct the City Clerk to file a Notice of Completion.

Background

On July 7, 2015, the City Council awarded a construction contract in the amount of \$584,105 to J-Walt Construction (J-Walt) for the Centre Concord Moveable Walls and Coverings project (Project No. 2182). The overall project scope included a number of improvements: (1) replacement of the track mounted moveable wall partitions in the ballroom, (2) renovation of the acoustical spray-on ceilings in the ballrooms, (3) replacement of the wall coverings (carpet) in the ballroom with new “tackable” wall coverings and (4) modification to the fire sprinkler heads and other fire code related upgrades.

In addition, this project provided for required accessibility/ADA improvements at Centre Concord. The accessibility related improvements included: upgrade of the two main restrooms to meet current requirements, installing a new accessible drinking fountain and an accessible counter at the office area, replacement of the ballroom double-doors (all were replaced except one set, which had compliant emergency egress hardware), replacement of the main entrance doors/storefront window assembly, re-grading the entrance (concrete) and disabled parking spaces (paving) to meet current path of access code requirements, and related restriping work. The accessibility improvements were required due to the estimated value of the project’s construction work.

Most of these accessibility improvement items at Centre Concord were identified needs outlined in the City’s ADA Self Evaluation and Transition Plan (SETP), which was adopted by the City Council in October 2009. The accessibility improvements were funded with Community Development Block Grant (CDBG) funds. The moveable walls, acoustic ceilings, modifications to sprinkler heads and other fire code related upgrades were funded with Building Maintenance and General Funds. The replacement of the wall coverings was included in the project as an additive item, and was also funded by the Building Maintenance fund.

**ACCEPT THE IMPROVEMENTS FOR CENTRE CONCORD MOVEABLE
WALLS AND COVERINGS (PROJECT NO. 2182); AND DIRECT THE CITY
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Discussion

J-Walt has completed all work on Project No. 2182. Staff has inspected the work for compliance with the project plans and specifications. J-Walt has provided the required 10% warranty bond, which guarantees the work from defects for one year.

Fiscal Impact

The construction contract was completed in the total amount of \$605,070.49 which included one (1) contract change order totaling \$20,965.49 (3%). The change order covered: (1) additional scope (such as removing wallpaper in lobby and entrance areas), (2) texturing and painting walls which will improve appearance and serviceability of the facility, (3) additional work due to unforeseen field conditions, (4) and credits for reduction of work due to more efficient renovation methods (such as preserving existing drywall which was verified to be in good condition).

This project was fully funded with CDBG funds, Building Maintenance funds, and General funds.

Public Contact

The City Council agenda was posted.

Recommendation for Action

Staff recommends that the City Council accept the improvements for Centre Concord Moveable Walls and Coverings (Project No. 2182) constructed by J-Walt Construction; and direct the City Clerk to file a Notice of Completion.

Prepared by: Mario Camorongon
Senior Civil Engineer
Mario.camorongon@cityofconcord.org

Reviewed by: Robert Ovadia
City Engineer
Robert.ovadia@cityofconcord.org

Reviewed by: Victoria Walker
Director of Community and Economic
Development
Victoria.walker@cityofconcord.org



Valerie J. Barone
City Manager
Valerie.barone@cityofconcord.org