

**MOORPARK CITY COUNCIL  
AGENDA REPORT**

**TO:** Honorable City Council

**FROM:** Hugh R. Riley, Assistant City Manager 

**BY:** Ky Spangler, Special Projects Consultant 

**DATE:** May 23, 2012 (CC Meeting of 6/6/12)

**SUBJECT:** Consider Additional Funding for Structural Steel and Miscellaneous Metals Additions and Revisions and Amendment No. 3 to the Agreement with Steelcon, Inc. for the Ruben Castro Human Services Center

**BACKGROUND & DISCUSSION**

The Ruben Castro Human Services Center (RCHSC) is being constructed as a multiple-prime contract project with construction management provided by Barnhart Balfour-Beatty Construction (Balfour-Beatty). Bids were solicited from trades in September, 2010, opened on October 21, 2010 and bids were awarded by the Moorpark City Council on January 19, 2011. Steelcon, Inc., (Steelcon) was selected as the lowest responsive and responsible bidder for the Structural Steel and Miscellaneous Metals bid package and a construction agreement was executed on March 25, 2011.

Concurrently with the bidding process, the County of Ventura and the City of Moorpark entered into negotiations for the purchase of Building A for use as a County medical facility. A Ground Lease between the City of Moorpark and County of Ventura was approved on January 11, 2011. The Ground Lease also includes a Bill of Sale for purchase and of transfer of Building A to the County upon completion of construction with a purchase price of \$5,600,000.

The Ventura County Health Care Agency medical clinic includes a procedure room with a suspended light fixture. An Instructional Bulletin issued by the structural engineer in response to a Request for Information included a detail for the above-ceiling light attachment which requires structural steel support to comply with safety and seismic requirements. The total amount of the structural angle iron and seismic angle beams required for the Ventura County Health Care Agency procedure room light is \$7,294.34

(Attachment 1). All changes requested by the County are being tracked and any construction costs which exceed the \$5,600,000 building purchase price will be billed to and paid for by the County.

At the time of storefront door installation at the main entries to the buildings, an error in the location of the concrete-embedded structural tube posts was discovered. Steelcon corrected the installation at the direction of Balfour-Beatty at a cost of \$2,009.33. This amount will be backcharged to the concrete trade.

Lastly, a request was made by the City to reduce the height of the block wall at the north end of the site and replace the top two feet of masonry with galvanized ornamental fencing. This change will permit improved sightline visibility along the railroad right-of-way for vehicles traveling northbound on Spring Road. The cost for the 450 feet of fencing is \$45,445.75. A credit for the reduction in block wall height will be received from the masonry contractor.

A recap of the contract revisions to date is below:

<u>Original Contract</u>	\$1,101,575.00
Amendment No. 1	\$ 34,024.40
Amendment No. 2	<u>\$ 41,051.61</u>
Current Agreement Amount	\$1,176,651.01
<u>Amendment No. 3</u>	
Procedure Room light structural supports	\$ 7,294.34
Relocation of main entry structural posts (backcharge to trade)	\$ 2,009.33
Ornamental fence on north boundary wall	<u>\$ 45,445.75</u>
Total Amendment No. 3 Amount	\$ 54,749.42
<b>Revised Agreement Amount</b>	<b>\$1,231,400.43</b>

Currently the remaining contingency available under Steelcon's contract is \$35,081.49. The cost for the additional structural steel and miscellaneous metals work is \$54,749.42 which is \$19,667.93 above the available contingency. Therefore staff is seeking the approval of this additional amount.

**FISCAL IMPACT**

The Fiscal Year 2011/2012 Capital Improvement budget for the Ruben Castro Human Services Center (Fund 5020) is \$11,038,064. To date \$6,512,302 has been expended with \$3,465,038 left in encumbrances and \$1,060,724 available project balance.

Honorable City Council  
June 6, 2012  
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Therefore, no additional funds need to be budgeted for the proposed work at this time. Sufficient funds exist in the budget to cover this work.

**STAFF RECOMMENDATION (ROLL CALL VOTE)**

Approve additional funding in the amount of \$19,667.93 for additional structural steel and miscellaneous metals work for the Ruben Castro Human Services Center and authorize the City Manager to execute Amendment No. 3 in the amount of \$54,749.42 to Steelcon, Inc., subject to final language approval of the City Manager and City Attorney.

- Attachment 1: Steelcon, Inc. Change Order Request dated March 26, 2012
- Attachment 2: Steelcon, Inc. Change Order Request dated February 14, 2012
- Attachment 3: Steelcon Inc. Change Order Request dated May 8, 2012
- Attachment 4: Amendment No. 4 to Steelcon, Inc.

# ATTACHMENT 1

## STEELCON, Inc.

2677 South Chestnut Avenue  
 Fresno CA 93725-2113  
 ph. (559)266-3823

fax (559)266-3019

email [Steelcon81@aol.com](mailto:Steelcon81@aol.com)

ITEM Change Order Request  
 #19rev1

DESCRIPTION: RFI #287  
 BLDG A  
 added steel framing in room 546  
 for procedure light support

Contractor STEELCON, Inc. Bid Package #6

Project Ruben Castro Human Services Center

DATE February 13, 2012

REV DATE March 26, 2012

**FORM FOR EXTRA WORK AND/OR DEDUCTIVE WORK**

SHOP COSTS (list each if more than one)				ADDITIVE	DEDUCTIVE
1	5.0	@	43.48	DETAILING LABOR TOTAL \$ 217.40	\$ 0.00
2	11.0	@	50.00	SHOP LABOR TOTAL \$ 548.50	\$ 0.00
3				MATERIALS TOTAL \$ 243.00	\$ 0.00
4				SUBTOTAL #1 (LINES 1, 2 & 3) \$ 1,008.90	\$ 0.00
5				CONTRACTOR'S OVERHEAD AND PROFIT FOR SUBTOTAL #1 (LINE 4) 15 \$ 151.34	\$ 0.00
6				SUBTOTAL #2 (LINES 4 & 5) \$ 1,160.24	\$ 0.00

FIELD COSTS				ADDITIVE	DEDUCTIVE
7	13.4	@	84.03	FIELD LABOR TOTAL \$ 1,121.80	\$ 0.00
7.1	8.0	@	100.00	SUPERVISION \$ 800.00	\$ 0.00
8				FIELD MATERIAL TOTAL \$ 0.00	\$ 0.00
9				FIELD EQUIPMENT TOTAL \$ 85.00	\$ 0.00
10				SUBTOTAL #3 (LINES 7, 8 & 9) \$ 2,006.80	\$ 0.00
11				CONTRACTOR'S OVERHEAD AND PROFIT FOR SUBTOTAL #3 (LINE 10) 15 \$ 301.02	\$ 0.00
12				SUBTOTAL #4 (LINES 10 & 11) \$ 2,307.82	\$ 0.00

ADDITIONAL COST				ADDITIVE	DEDUCTIVE
13				TAXES 8 \$ 30.77	\$ 0.00
14				Drops , remobilization ,freight OTHER \$ 3,795.52	\$ 0.00
15				GRAND TOTALS \$ 7,294.34	\$ 0.00
16				NET TOTAL FOR C.O.R. \$ 7,294.34	
17				TIME EXTENSION REQUESTED 4 DAYS	

NOTE: cost is more than Steelcon COR #19 as there are more pieces to install

# ATTACHMENT 2

## STEELCON, Inc.

2677 South Chestnut Avenue  
 Fresno CA 93725-2113  
 ph. (559)266-3823

fax (559)266-3019

email [Steelcon81@aol.com](mailto:Steelcon81@aol.com)

ITEM Change Order Request  
 #22

DESCRIPTION: BLDG B & Bldg A  
 relocate steel posts at  
 main entrances  
 Bldg B doors 002, 004  
 Bldg A door 501

Contractor STEELCON, Inc. Bid Package #6

Project Ruben Castro Human Services Center

DATE February 14, 2012

REV DATE \_\_\_\_\_

**FORM FOR EXTRA WORK AND/OR DEDUCTIVE WORK**

SHOP COSTS (list each if more than one)				ADDITIVE	DEDUCTIVE
1	0.0	@	0.00	DETAILING LABOR TOTAL \$ 0.00	\$ 0.00
2	0.0	@	50.00	SHOP LABOR TOTAL \$ 0.00	\$ 0.00
3				MATERIALS TOTAL \$ 0.00	\$ 0.00
4				SUBTOTAL #1 (LINES 1, 2 & 3) \$ 0.00	\$ 0.00
5				CONTRACTOR'S OVERHEAD AND PROFIT FOR SUBTOTAL #1 (LINE 4) 15 \$	\$ 0.00
6				SUBTOTAL #2 (LINES 4 & 5) \$ 0.00	\$ 0.00

FIELD COSTS				ADDITIVE	DEDUCTIVE
7	8.0	@	84.03	FIELD LABOR TOTAL \$ 672.24	\$ 0.00
7.1	8.0	@	100.00	SUPERVISION \$ 800.00	\$ 0.00
8				FIELD MATERIAL TOTAL \$ 60.00	\$ 0.00
9				FIELD EQUIPMENT TOTAL \$ 215.00	\$ 0.00
10				SUBTOTAL #3 (LINES 7, 8 & 9) \$ 1,747.24	\$ 0.00
11				CONTRACTOR'S OVERHEAD AND PROFIT FOR SUBTOTAL #3 (LINE 10) 15 \$ 262.09	\$ 0.00
12				SUBTOTAL #4 (LINES 10 & 11) \$ 2,009.33	\$ 0.00

ADDITIONAL COST				ADDITIVE	DEDUCTIVE
13				TAXES @ \$ 0.00	\$ 0.00
14				OTHER \$ 0.00	\$ 0.00

15	GRAND TOTALS	\$ 2,009.33	\$ 0.00
16	NET TOTAL FOR C.O.R.	\$ 2,009.33	
17	TIME EXTENSION REQUESTED	1	DAYS

NOTE:

# ATTACHMENT 3

## STEELCON, Inc.

2677 South Chestnut Avenue  
 Fresno CA 93725-2113  
 ph. (559)266-3823

fax (559)266-3019

email [Steelcon81@aol.com](mailto:Steelcon81@aol.com)

ITEM Change Order Request  
 #23rev#1

DESCRIPTION: IB #16  
 added cost to add  
 fencing to top of  
 North perimeter CMU wall

Contractor STEELCON, Inc. Bid Package #6

Project Ruben Castro Human Services Center

DATE March 23, 2012

REV DATE May 8, 2012

### FORM FOR EXTRA WORK AND/OR DEDUCTIVE WORK

SHOP COSTS (list each if more than one)				ADDITIVE	DEDUCTIVE	
1	34.0	@	50.00	DETAILING LABOR TOTAL	\$ 1,700.00	\$ 0.00
2	231.3	@	50.00	SHOP LABOR TOTAL	\$ 11,566.50	\$ 0.00
3				MATERIALS TOTAL	\$ 3,085.29	\$ 0.00
4				SUBTOTAL #1 (LINES 1, 2 & 3)	\$ 16,351.79	\$ 0.00
5				CONTRACTOR'S OVERHEAD AND PROFIT FOR SUBTOTAL #1 (LINE 4)	15 \$ 2,452.77	\$ 0.00
6				SUBTOTAL #2 (LINES 4 & 5)	\$ 18,804.56	\$ 0.00

FIELD COSTS				ADDITIVE	DEDUCTIVE	
7	91.2	@	84.03	FIELD LABOR TOTAL	\$ 7,664.38	\$ 0.00
7.1	32.0	@	100.00	SUPERVISION	\$ 3,200.00	\$ 0.00
8				FIELD MATERIAL TOTAL	\$ 690.04	\$ 0.00
9				FIELD EQUIPMENT TOTAL	\$ 145.00	\$ 0.00
10				SUBTOTAL #3 (LINES 7, 8 & 9)	\$ 11,699.42	\$ 0.00
11				CONTRACTOR'S OVERHEAD AND PROFIT FOR SUBTOTAL #3 (LINE 10)	15 \$ 1,754.91	\$ 0.00
12				SUBTOTAL #4 (LINES 10 & 11)	\$ 13,454.33	\$ 0.00

ADDITIONAL COST				ADDITIVE	DEDUCTIVE	
13				TAXES	\$ 293.38	\$ 0.00
14				Travel, Subsistence, Freight, Re-mobilization	OTHER \$ 5,489.61	\$ 0.00
15				GRAND TOTALS	\$ 38,041.87	\$ 0.00
16				NET TOTAL FOR C.O.R.	\$ 38,041.87	
17				TIME EXTENSION REQUESTED	16 DAYS	

NOTE: fence quoted with prime coat finish  
 Tuesday, May 08, 2012  
 see page #3 for alternate pricing for hot dipped galvanized finish

**STEELCON, Inc.**

Proposal Form Break  
Down

Use in conjunction with Steelcon		
Change Order Request	#23rev#1	03/23/12

Bid Package #6 Structural Steel and Miscellaneous Metals

**PROJECT: City of Moorpark Ruben Castro Human Services Center**

**TRADE: Structural Steel**

Provided quantities, unit cost and totals for each of the following applicable items of work:  
If item is not applicable to this project operation N/A in the Quantity column

ITEM	QUANTITY	UNIT COST	QTY	UNIT	TOTAL
Field Supervision	32 hrs	\$115.00	32	/ hr	\$3,680.00
Erection	91.21 hrs	\$96.63	91.21	/ hr	\$8,814.03
Fabrication	231.33 hrs	\$57.50	231.33	/ hr	\$13,301.48
<b>Structural Steel</b>					
Joist	N/A	\$0.00		/ ton	\$0.00
Joist Girders	N/A	\$0.00		/ ton	\$0.00
Roof Deck -	N/A	\$0.00		/ sq ft	\$0.00
Floor Deck -	N/A	\$0.00		/ sq ft	\$0.00
Columns	N/A	\$0.00		/ ea	\$0.00
WF Beams	N/A	\$0.00		/ lb	\$0.00
Channels	N/A	\$0.00		/ lb	\$0.00
Tubing	2288 LF	\$1.53	2288	/ LF	\$3,511.34
X Bracing	N/A	\$0.00		/ lb	\$0.00
<b>Misc. Iron</b>					
Stairs	N/A	\$0.00		/ lf	\$0.00
Bollards	N/A	\$0.00		/ ea	\$0.00
Angles	N/A	\$0.00		/ lb	\$0.00
Bike Racks	N/A	\$0.00		/ ea	\$0.00
Ladders	N/A	\$0.00		/ lf	\$0.00
Roof openings	N/A	\$0.00		/ lb	\$0.00
Site Cast Embeds	N/A	\$0.00		/ lb	\$0.00
Flat Bar & Plate	16.25 lb	\$0.59	16.25	/ lb	\$9.64
Other- Bolts	lot	\$27.11	1	/ ea	\$27.11
<b>Other Costs</b>					
Safety Cable	N/A	\$0.00		/ lf	\$0.00
Second Mobilization	lot	\$2,300.00	1	/ ea	\$2,300.00
Lifts & Fork	N/A	\$0.00		/ ea	\$0.00
Field Hand Tools	lot	\$166.75	1	/ ea	\$166.75
Welding Machine	N/A	\$0.00		/ hr	\$0.00
Touch Up Paint Field Welds	N/A	\$0.00		/ hr	\$0.00
Material Drops	lot	\$130.61	1	/ ea	\$130.61
Consumables	lot	\$793.55	1	/ ea	\$793.55
Shop Drawing Drafting	34 hrs	\$57.50	34	/ hr	\$1,955.00
Subouts-	N/A	\$0.00		/ ea	\$0.00
Other- Field Measure	lot	\$460.00	1	/ ea	\$460.00
Other- Travel & Subsistence	lot	\$1,794.00	1	/ ea	\$1,794.00
Freight	lot	\$805.00	1	/ ea	\$805.00
Crane	N/A	\$0.00		/ ea	\$0.00
Taxes			7.98%		\$293.38

(Pricing includes labor (prevailing wage rates), material, equipment, and applicable taxes)

**TOTAL: \$38,041.87**

**STEELCON, Inc.**

Proposal Form Break  
Down

Bid Package #6 Structural Steel and Miscellaneous Metals

Use in conjunction with Steelcon		
Change Order Request	#23rev#1	03/23/12

**Alternates**

add for hot dipped galvanized finish	shop 52 hrs	\$51.18	52 / hr	\$2,661.10
	galvanize	\$4,167.78	1 / ea	\$4,167.78
	freight	\$575.00	1 / ea	\$575.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
		\$0.00	/ ea	\$0.00
Total of Alternates		\$4,793.96		\$7,403.88

Total Including Alternates:

**\$45,445.75**

added duration if alternate is accepted 8 days

Total duration (in work days)	16
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Start Date: TBD  
 Exclusions: test and inspections  
 Special Requirements:

Weekend/Holiday Work:  
 Company: STEELCON, Inc.  
 Phone: 559-266-3823  
 E-mail: JimmyFranco\_STEELCON@live.com  
 Print Name: Jimmy Franco  
 Title: Project Manager  
 Signature: \_\_\_\_\_  
 Date: 03/23/12

## ATTACHMENT 4

### THIRD AMENDMENT TO AGREEMENT 2011-073 FOR BID PACKAGE #6 – STRUCTURAL STEEL AND MISCELLANEOUS METALS AT THE RUBEN CASTRO HUMAN SERVICES CENTER

**THIS THIRD AMENDMENT TO THE AGREEMENT FOR BID PACKAGE #6 – STRUCTURAL STEEL AND MISCELLANEOUS METALS (“Third Amendment”)**, is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2012, (“the Effective Date”) between the City of Moorpark, a municipal corporation, hereinafter referred to as “CITY”, and Steelcon, Inc., a California corporation, hereinafter referred to as “CONTRACTOR”.

#### WITNESSETH:

**WHEREAS**, on March 25, 2011, the CITY and the CONTRACTOR entered into an Agreement for structural steel and miscellaneous metals work for the Ruben Castro Human Services Center; and

**WHEREAS**, on November 8, 2011, the CITY and the CONTRACTOR entered into a First Agreement in an amount not-to-exceed thirty-four thousand twenty-four dollars and forty cents (\$34,024.40) for structural steel and miscellaneous metals work for the Ruben Castro Human Services Center increasing the total not-to-exceed amount to one million one hundred thirty-five thousand five hundred ninety-nine dollars and forty cents (\$1,135,599.40); and

**WHEREAS**, on May 22, 2012, the CITY and the CONTRACTOR entered into a Second Agreement in an amount not-to-exceed forty-one thousand fifty-one dollars and sixty-one cents (\$41,051.61) for structural steel and miscellaneous metals work for the Ruben Castro Human Services Center increasing the total not-to-exceed amount to one million one hundred seventy-six thousand six hundred fifty-one dollars and one cent (\$1,176,651.01); and

**WHEREAS**, the CITY wishes to further amend the Agreement to provide and install additional structural support for a procedure light in Room 546 in Building A per the recommendation of the structural engineer of record at a cost not-to-exceed seven thousand two hundred ninety-four dollars and thirty-four cents (\$7,294.34) as described in the CONTRACTOR'S Change Order Request #19R1 (6.17) dated March 26, 2012, and incorporated herein as Exhibit T to the Agreement by this Third Amendment; and

**WHEREAS**, the CITY wishes to further amend the Agreement to provide for relocation of structural steel posts for the main entrance aluminum storefront frames for Buildings A and B at a cost not-to-exceed two thousand eight hundred seventy-two dollars and thirty-three cents (\$2,009.33) as described in the CONTRACTOR'S Change Order Request #22 (6.18) dated February 14, 2012, and incorporated herein as Exhibit U to the Agreement by this Third Amendment; and

**WHEREAS**, the CITY wishes to further amend the Agreement to include the installation of a two (2) foot high galvanized ornamental fence on the north property line concrete masonry unit (CMU) wall at a cost not-to-exceed forty-five thousand four hundred forty-five dollars and seventy-five cents (\$45,445.75) as described in the CONTRACTOR'S Change Order Request #23R1 (6.19) dated May 8, 2012, and incorporated herein as Exhibit V to the Agreement by this Third Amendment; and

**WHEREAS**, the total dollar amount of \$54,749.42 exceeds the ten percent (10%) contingency amount approved with the original Agreement; and

**WHEREAS**, on June 6, 2012 the City Council of the City of Moorpark approved additional funding for these structural steel and miscellaneous metals additions, revisions and changes.

**NOW, THEREFORE**, in consideration of the mutual covenants, benefits, and premises herein stated, the parties hereto AMEND the aforesaid Agreement as follows:

**I. Section 2 of the Agreement is amended to include:**

Contractor's Scope of Services is amended to include the materials and labor needed to:

- install additional angle iron, all thread rods and seismic angles for the mounting of the future procedure light in Room 546 in Building A according to the structural engineer's response to RFI 287 and per Change Order #19R1 (6.17); and
- relocate structural steel tube posts to correct the layout to properly fit the main entrance aluminum storefront frame for Buildings A and B per Change Order #22 (6.18); and
- provide a two (2) foot high galvanized ornamental fence along the north property line CMU block wall per the request of the City of Moorpark and according to Instructional Bulletin #16 issued by the architect of record, and per Change Order #23R1 (6.19).

The Scope of Services for the additional structural steel work is described in the Change Orders dated March 26, February 14, and May 8, 2012, attached hereto and incorporated herein as Exhibits T, U and V to the Agreement by this Third Amendment.

**II. Section 7 of the Agreement is amended to include:**

CITY hereby increases the not-to-exceed amount of \$1,176,651.01 under this Agreement by \$54,749.42 to \$1,231,400.43.

**III. Remaining Provisions**

All other terms and conditions of the original Agreement shall remain in full force and effect.

CITY OF MOORPARK

STEELCON, INC.

By: \_\_\_\_\_  
Steven Kueny  
City Manager

By: \_\_\_\_\_  
Dossie Norris  
President

ATTEST:

\_\_\_\_\_  
Maureen Benson, City Clerk

Exhibit T – Change Order Request #19R1 dated March 26, 2012 (6.17)

Exhibit U – Change Order Request #22 dated February 14, 2012 (6.18)

Exhibit V – Change Order Request #23R1 dated May 8, 2012 (6.19)