

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: Honorable City Council

FROM: Hugh R. Riley, Assistant City Manager 

BY: Ky Spangler, Special Projects Consultant

DATE: October 23, 2012 (CC Meeting of 11/07/12)

SUBJECT: Consider Additional Funding for Electrical Additions and Revisions and Amendment No. 8 to the Agreement with Taft Electric Company 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. Taft Electric Company (Taft) was selected as the lowest responsive and responsible bidder for the Electrical 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 County of Ventura Health Care Agency requested a variety of additional electrical changes, additions, and modifications be installed in Building A to accommodate clinic operational needs, including procedure light adjustments, temperature control needs, reception area security, information technology connectivity, and building interconnectivity. The cost for the additional work associated with Building A changes for the County is \$13,477.06 as detailed in the table below. 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.

The City has also requested changes to the configuration of electrical circuits in Building B served by the emergency generator, and the installation of conduit for the security and hardware locking systems for Building B. The cost for these two changes was \$37,850.17 and \$17,502.81 respectively, for a total of \$55,352.98.

Other miscellaneous changes included the installation of additional data and electrical outlets in various locations, changes to the orientation of light fixtures, revising the light fixtures on the block wall for signage lighting, additional emergency generation function requirements, and installation of light bollards adjacent to Spring Road which were not on the original architectural plans. The total cost for these additions and changes was \$21,356.72.

The total amount of the changes requested by the County of Ventura Health Care Agency for Building A, and by the City for changes to the site and Building B was \$90,604.66.

A recap of the Taft Electric agreement and amendments to date is shown on the following page:

<u>Original Contract</u>	\$ 899,000.00
Amendment No. 1	\$ 11,212.53
Amendment No. 2	\$ 8,819.00
Amendment No. 3	\$ 10,867.50
Amendment No. 4	\$ 14,060.08
Amendment No. 5	\$ 24,100.00
Amendment No. 6	\$ 119,875.33
Amendment No. 7	<u>\$ 41,663.77</u>
Current Agreement Amount	\$ 1,129,598.21
<u>Amendment No. 8</u>	
Additional emergency generator requirements	\$ 4,070.13
TV mounting requirements (Building A Lobby)	\$ 343.19
Power requirements for HVAC controls (Building A)	\$ 1,058.17
Ceiling canopy fixture revision (Building A)	\$ 4,273.23
Conduit installation for microwave dish (Building A)	\$ 1,574.42
Additional power and data outlets (Building B)	\$ 5,622.41
Conduit between buildings (Building A)	\$ 2,018.21
Ceiling fixture orientation changes, addtl fixtures (B)	\$ 1,304.75
Additional power outlet, Room 203 (Building B)	\$ 335.00
Additional light fixture in radiology room (Building A)	\$ 1,005.33
Requirements for pre-pack fire system (Building B)	\$ 3,213.64
Alternate installation of procedure light (Building A)	\$ 1,683.72
Install additional thermostat, Room 504B (Building A)	\$ 1,088.55
Deduction for conflict in electrical duct bank (Building B)	\$ (4,212.73)
Conduit installation for security system (Building B)	\$ 17,502.81
Cost to reconfigure electrical generator service (Bldg B)	\$ 37,850.17
Installation of seven bollards adjacent to Spring Road	\$ 5,093.75
Relocation and addition of electrical outlets (Building B)	\$ 1,864.56
Additional of electrical for projector, Room 104 (Bldg B)	\$ 142.73
Addition of four dedicated MDF power receptacles (B)	\$ 972.48
Relocate magnetic door lock & opener (Building A)	\$ 432.24
Revision to signage lighting on CMU wall	<u>\$ 3,367.90</u>
Total Amendment No. 8 Amount	\$ 90,604.66
Revised Agreement Amount	\$1,220,202.87

Currently there is no contingency funds available under Taft's contract. The cost for the electrical additions and revisions is \$90,604.66 which exceeds the available contingency. Therefore staff is seeking the approval of this additional amount.

FISCAL IMPACT

The Capital Improvement budget for the Ruben Castro Human Services Center (Fund 5020) is \$13,770,119. To date \$12,017,801 has been expended with \$1,488,816 left in encumbrances and \$263,501 available project balance. Therefore, no additional funds need to be budgeted for the 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 \$90,604.66 for electrical additions and revisions for the Ventura County Health Care Agency medical clinic, to the site, and per the request of the City for the Ruben Castro Human Services Center and authorize the City Manager to execute Amendment No. 8 in the amount of \$90,604.66 to Taft Electric Company, subject to final language approval of the City Manager and City Attorney.