



City of Morgan Hill

Legislation Details (With Text)

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On agenda: 10/19/2016 **Final action:**
Title: CHANGE ORDER TO THE AQUATICS CENTER LOCKER ROOM AND FAMILY CHANGING ROOM EPOXY FLOORING WITH TERA-LITE, INC.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution for Tera-Lite, 2. 062 Tera Lite Change Order, 3. Exhibit B - Change Order

Date	Ver.	Action By	Action	Result
10/19/2016	1	City Council	approved	Pass

CITY COUNCIL STAFF REPORT

MEETING DATE: OCTOBER 19, 2016

PREPARED BY: Keri Russell, Maintenance Coordinator/Community Services
APPROVED BY: City Manager

CHANGE ORDER TO THE AQUATICS CENTER LOCKER ROOM AND FAMILY CHANGING ROOM EPOXY FLOORING WITH TERA-LITE, INC.

RECOMMENDATION(S)

Adopt resolution:

1. Approving a Change Order with Tera-Lite, Inc. for the Aquatics Center Epoxy Floor Project in the amount of \$31,712 and a not-to-exceed amount of \$68,121 to provide additional preparation and sloping work;
2. Authorizing the City Manager to execute the Change Order to the Agreement with Tera-Lite, Inc. for the Aquatics Center Epoxy Project; and
3. Amending the Approved FY 2016/2017 Budget to appropriate \$31,712 from Fund 741 (Building Replacement Fund).

COUNCIL PRIORITIES, GOALS & STRATEGIES:

Ongoing Priorities

Enhancing public safety

2016 Focus Areas

Enhancing Our Services

REPORT NARRATIVE:

The purpose of this contract amendment is to complete the locker room floor rehabilitation that started last fiscal year.

When the Aquatics Center was constructed, the original main locker room floors were treated with an additional concrete sublayer to ensure that the area drained properly. This concrete was then coated with an epoxy floor treatment. Over the past decade, the epoxy began to fail in several places and staff proposed repairs and re-epoxying of the locker room floors in the FY 2015/2016 budget. Bids were solicited for this work in early 2016 and a contract was awarded to Pro-Ex Construction for the work. Once Pro-Ex finished the removal of the original epoxy finish, however, it was discovered that the additional concrete layer had failed and would need to be removed completely in order to properly complete the job. As Pro-Ex was not prepared and did not bid on removing an entire concrete subfloor, their contract was terminated and a second contractor that originally bid on the job, Tera-Lite, continued the work under a new \$36,409 contract. While Tera-Lite was able to finish the demolition work in the Spring, there was not enough time before the Aquatics Center's summer season began to repair the floor. The Aquatics Center's floors remained unfinished for this summer's season.

Now that the summer season has passed, the work can continue. It has become apparent, however, that Tera-Lite's original contract for the work will not be adequate to properly complete the floors. The amount of cement patching removed during the demolition ranged from relatively slight 1/2" depths to over 3" in some places. Because of these extremes, it is clear that substantial amounts of additional epoxy underlayment will be required in order to ensure that the finished floors perform with adequate drainage. It would not be advisable nor safe to have water pooling on the newly finished floors. The costs to complete this additional work will add \$31,712 to the contract bringing the total amount to \$68,121.

Tera-Lite did indicate that this additional work may be required in its original proposal submitted to the City, but that this wouldn't be known until the demolition was completed and the floors were ready to re-epoxy.

COMMUNITY ENGAGEMENT: **Not Applicable**

ALTERNATIVE ACTIONS:

The Council could decline to approve the change order and direct staff to proceed with the epoxy floor project without the additional epoxy underlayment. This path is not recommended as the floor would be subject to a reduced lifespan and would not perform as well which would reduce the level of service experienced by City customers.

PRIOR CITY COUNCIL AND COMMISSION ACTIONS:

The City Council approved the project as part of the FY 2015/2016 budget.

FISCAL AND RESOURCE IMPACT:

The additional appropriation of \$31,712 is recommended from Fund 741 Building Future Replacement. Upon approval of the change order, the final compensation paid to Tera-Lite, Inc. will be \$68,121.

CEQA (California Environmental Quality Act):

Categorical Exemption

This project is categorically exempt from CEQA per Section 15301 (Existing Facilities) which exempts facility maintenance projects involving no expansion of existing uses.

LINKS/ATTACHMENTS:

1. Resolution
2. Exhibit A - Budget Scorecard
3. Exhibit B - Change Order