



STAFF REPORT – CITY COUNCIL MEETING

September 06, 2023

TO: Honorable Mayor and City Council Members

FROM: Emily Sinkhorn, Director of Environmental Services
Doug Culbert, Deputy Director of Environmental Services--Streets/Utilities

PREPARER: Doug Culbert,

DATE: August 29, 2023

TITLE: **Approve an Amendment to the Construction Contract for the Corporation Yard Buildings Siding Replacement Project with Kyle Boughton DBA North Star Development Which Increases the Amount by \$20,483.80, for a Total Amount Not to Exceed \$87,385.15; and Authorize the City Manager to Execute All Applicable Documents.**

RECOMMENDATION:

It is recommended that the Council:

- 1) Approve an amendment to the construction contract for the Corporation Yard Buildings Siding Replacement Project with Kyle Boughton DBA North Star Development which increases the Amount by \$20,483.80 for a total amount not to exceed \$87,385.15; and
- 2) Authorize the City Manager to execute all applicable documents.

INTRODUCTION:

On June 21, 2023, the City Council awarded a contract for the 2023 Arcata Corporation Yard Buildings Siding Replacement Project to Kyle Boughton DBA North Star Development. The project included removal and disposal of old siding and replacement, painting, wood blocking and Z-flashing of approximately 5,120 square feet of new siding on various buildings located at the City's Corporation Yard. City staff have identified additional areas in need of repair and recommend a change order and contract amendment to address these additional building repairs.

DISCUSSION:

During construction under the existing contract, it was found that 20 additional panels need to be replaced due to rot found in areas not included in the original scope. The units for Bid Item 1: Full Panel Replacement, increased by 160%. As noted in the Contract Documents, additional work was expected, however, not to this degree. As a result, the City re-negotiated unit costs and agreed to terms similar to Section 9-106B of the Caltrans Standard Specifications where the first 25% (3.5 panels) of the changed quantities is paid for at the original unit price of \$1,036.80 per panel and the remainder (16.5 panels) at the re-negotiated unit cost of \$700 per panel. Additional labor and

materials are required to address rot around some windows and doors and one section requires 9-foot panels rather than the 8-foot panels, per the original Scope.

The Change Order with North Star Development to complete these additional tasks for the project is \$20,483.80. The original contract award included a contingency of 5% (\$3,185) with a total “Not to Exceed” amount of \$66,901.35. The inclusion of this Change Order would increase the contract “Not to Exceed” amount to \$87,385.15 which includes the original 5% contingency.

Following is a summary of the changes/additions:

CO ITEM #	Units	Quantity	Unit Price	Labor/Materials	Total Charges
1A	EA	3.5	\$1,036.80	\$ 3,628.80	\$ 3,628.80
1B	EA	16.5	\$ 700.00	\$ 11,550.00	\$ 11,550.00
1C	LS	1	\$3,780.00	\$ 3,780.00	\$ 3,780.00
1D	LS	1	\$1,525.00	\$ 1,525.00	\$ 1,525.00
					\$ 20,483.80

BUDGET/FISCAL IMPACT:

The budget for this request is within budget allocation for Corp. Yard building repairs in the 2023-2024 Fiscal Year. These additional funds for this change order are budgeted as follows:

Account Number	Amount	Account Name
101-50-61-57300	\$12,290.28	Corp. Yard Buildings & Structures
662-60-67-57300	\$8,193.52	Wastewater Buildings & Structures

ATTACHMENTS:

- A. Contract Change Order--North Star Development (PDF)
- B. Contract Change Order 1 Summary Arcata Corp Siding 8.29.2023 (PDF)