



March 8, 2018

To: Transit Committee

From: Darrell Johnson, Chief Executive Officer

Subject: Contract Change Order for Replacement of Heating and Ventilation Units at the Garden Grove Bus Base Maintenance Building

Overview

On January 23, 2017, the Orange County Transportation Authority Board of Directors approved the agreement with Western Air Conditioning Company, Inc., for replacement of seven heating and ventilation units at the Garden Grove Bus Base maintenance building. A contract change order is required for new equipment curb foundations to support the new heating and ventilation units.

Recommendation

Authorize the Chief Executive Officer to negotiate and execute Contract Change Order No. 3 to Agreement No. C-6-1399 with Western Air Conditioning Company, Inc., in an amount of \$85,678, for the installation of new equipment curb foundations to support the new heating and ventilation units, and to add 48 calendar days to the contract duration.

Discussion

The Orange County Transportation Authority (OCTA) performed facility modifications in 2001 that included the installation of the existing seven rooftop heating and ventilation (HV) units at the Garden Grove Bus Base maintenance building. This equipment is now beyond its useful life and requires replacement. On January 23, 2017, Agreement No. C-6-1399 was awarded to Western Air Conditioning Company, Inc., (Western) to replace these seven HV units. The notice to proceed for construction was issued to Western on April 19, 2017.

The existing roofing material and heating and ventilating unit equipment curb connections discovered during demolition were not reflected on the record drawings. Specifically, the roofing materials contain vermiculite insulation instead of light weight concrete, as shown on the record drawings. The new

seismic equipment curbs cannot be installed directly onto the low strength vermiculite insulation. A new structural detail has been developed and issued by the design consultant to address the condition encountered and to correctly install new seismic equipment curbs. The metal deck will be cut to weld new structural steel framing members to the existing structural steel members underneath the roof. New equipment curb foundations will be bolted to the structural framing members. Seismic equipment curbs will be bolted to new foundations per the manufacturer's recommendations. Installation of new structural framing members and new equipment curb foundations was not included in the contract project plans. The work is required for local city code compliance, and is considered unforeseen additional scope.

Procurement Approach

The procurement was handled in accordance with OCTA's Board of Directors (Board)-approved procedures for public works projects. Staff's cost estimate for the work was \$60,000, the contractor's cost for the work is \$85,678. After review, it was determined to perform the contract's extra work, change specifications, and force account provisions, which is on a time and material basis. Staff considers this to be fair and reasonable, taking into account existing building conditions, phasing and coordination with bus maintenance, coordination with the City of Garden Grove building department, and required plan changes and design revisions to complete the work.

Board approval is required for the contract change order (CCO) pursuant to State of California Public Contract Contracting Code Section 20142 (b).

Attachment A lists the six CCOs that have been executed to date to add work items and to recover costs for OCTA.

Fiscal Impact

The project is approved in OCTA's Fiscal Year 2017-18 Budget, Capital Programs, Account 1722-9022-D3122-0AL, and is funded through Federal Transportation Administration Section 5307 Preventative Maintenance grant funds.

Summary

Based on the information provided, staff recommends authorization for the Chief Executive Officer to negotiate and execute Contract Change Order No. 3 to Agreement No. C-6-1399 with Western Air Conditioning, Inc., in an amount of \$85,678, and to add 48 calendar days to the contract duration for the installation of the heating and ventilation units equipment seismic curb foundations at the Garden Grove Bus Base maintenance building.

Attachment

- A. Western Air Conditioning, Inc., Agreement No. C-6-1399 Contract Change Order Log

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