Council Meeting
July 7, 2009

Honorable Mayor and Members
of the Torrance City Council
City Hall
Torrance, California

Members of the Council:

SUBJECT: General Services- Increase the contract contingency with G A Design for the One-Stop Permit Center. Expenditure: $45,000

RECOMMENDATION

Recommendation of the General Services Director that City Council approve an increase in the contingency with G A Design, Architecture and Planning (C2007-049) for the One Stop Permit Center of $45,000.

FUNDING- Funding is available FEAP- 295- One Stop Permit Center

BACKGROUND

The Community Development Department, Planning, Building and Safety Divisions have current deficiencies in their existing areas which if corrected would substantially improve customer service in permitting, licensing and development areas. The concept of a One Stop Permit Center was presented during the 2007-2011 Capital Budget process and approved a budget of 1,000,000 in FEAP 295. Council approved a design contract with G A Design Architecture and Planning (G A Design) for the design of the One Stop Permit Center in March 2007 and amended most recently on June 10, 2008 for a current contract amount of $167,500. Council approved an expanded project scope and budget on November 20, 2007 of $ 1.9 million.

The construction contract for the One Stop Permit Center was awarded in May 2009 with work commencing on June 5th with lead and asbestos abatement. Demolition of the new restroom area, phase 1 of the construction contract, and uncovering of structural elements of the new permit area, phase 2, continued the following week. During the demolition at the restroom area, a load bearing brick wall was discovered beneath the drywall. Additionally, several support elements for the main permit area also were discovered that did not correspond to the existing structural drawings available before the project. Adjustments to the contract structural drawings are necessary to correct these unforeseen elements.

The structural engineer for the project made a subsequent visit to site on June 17 and has provided a preliminary proposal for work in the restroom area (phase 1) of the project. We expect a complete proposal for all newly discovered structural issues, to date, during the week of July 13.

Work is presently on hold until structural recommendations are received.

ANALYSIS

Standard procedures for submittal, review and approval of contract changes can typically require a process of 3-4 weeks before work can proceed. After changes to the design work are approved, an expedited process for design, plan check and approval would add an additional 4 weeks before the construction contractor can offer his proposal.

In order to expedite this process as much as possible staff recommends increasing the contingency by $45,000 to cover design modifications required to correct current conditions and any additional amounts necessitated when the final demolition work of the main permit area is completed. Each necessary change to the design contract within this amount will be approved independently by City staff on concurrence by the City Manager.

Approval of this added contingency will cut 3-4 weeks from the design contract modification process for this and any future design changes.

The General Services Director recommends that City Council approve an increase in the contingency by $45,000 for the existing One Stop Permit Center design contract with G A Design Architecture and Planning. Funds are available in FEAP 295.

Respectfully submitted,

SHERYL BALLEW
General Services Director

By Jon Landis
Facility Services Manager

CONCUR:

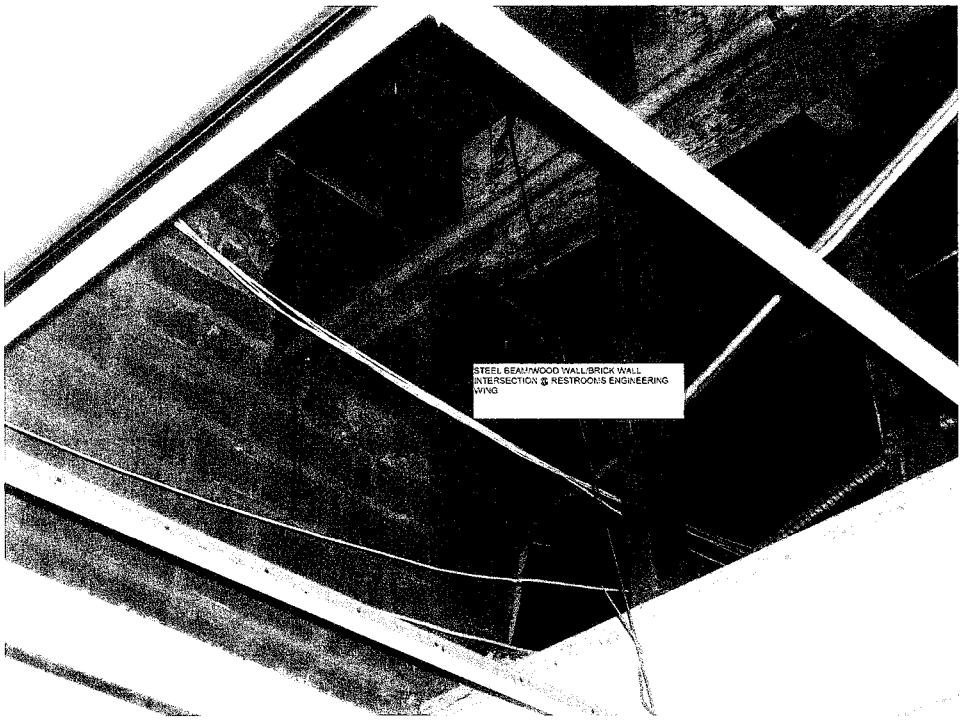
Sheryl Ballew
Sheryl Ballew
General Services Director

Mary Giordano
for LeRoy J. Jackson
City Manager

ATTACHMENT A

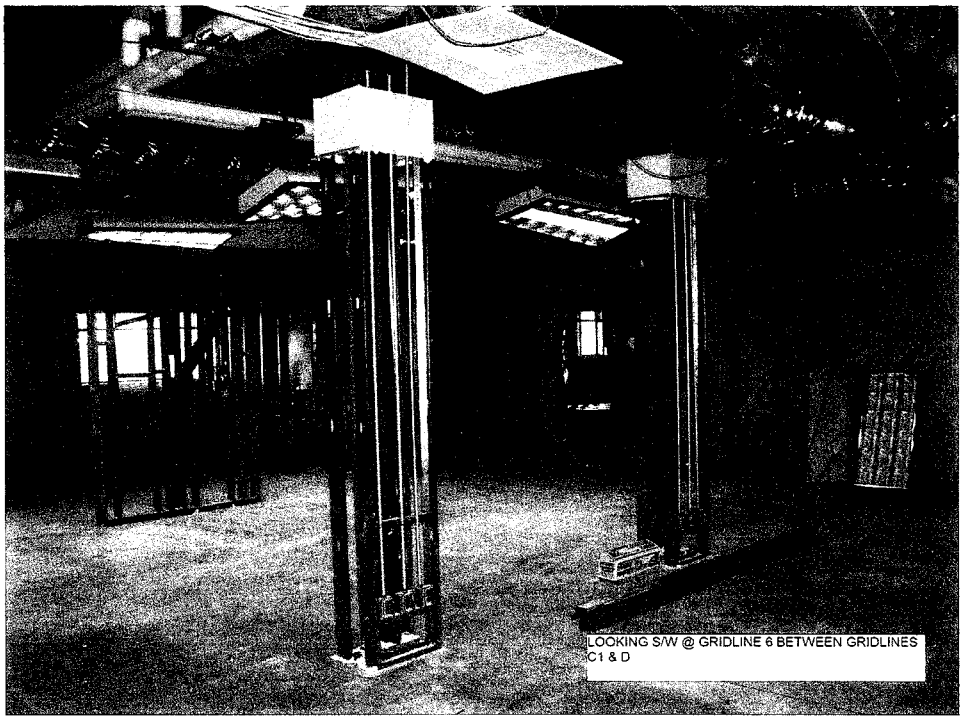
Typical existing structural conditions – One Stop

The conditions shown on the following photos do not correspond to the as-built drawings provided to the structural engineer of the One Stop Permit Center. The photos are typical representation of conditions found after removing drywall and ceilings within the restroom and permit areas of the project. As the current conditions are significantly different from the original building structural documents it is now necessary for the structural engineer to reevaluate field conditions and make modifications to his structural design to ensure the final project meets seismic safety standards.

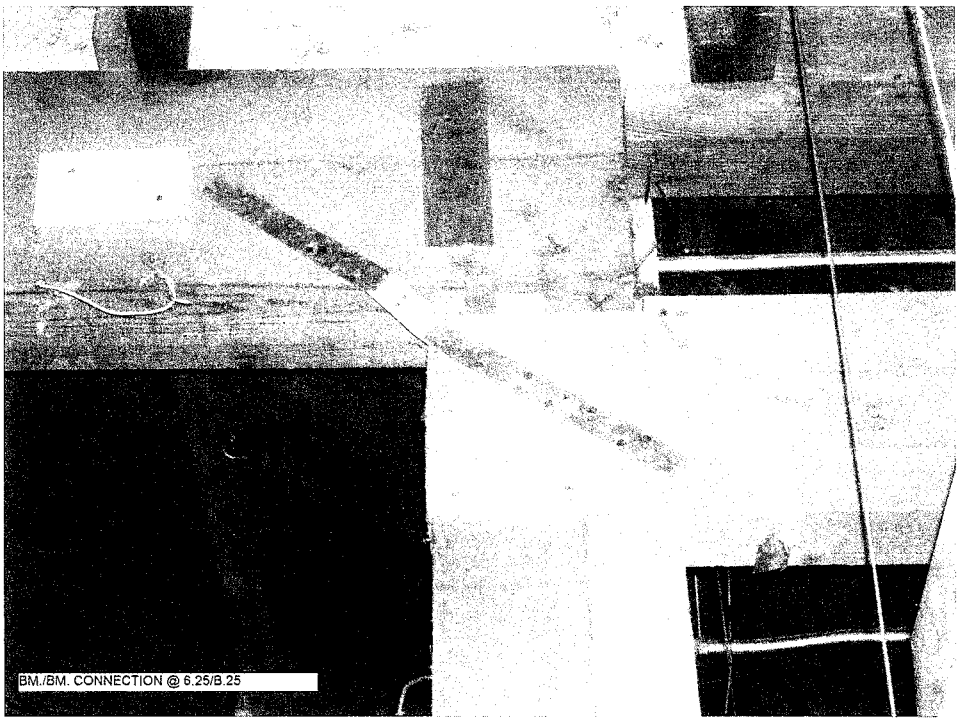


Existing brick wall and beam connection at new restroom location

Typical existing structural conditions – One Stop



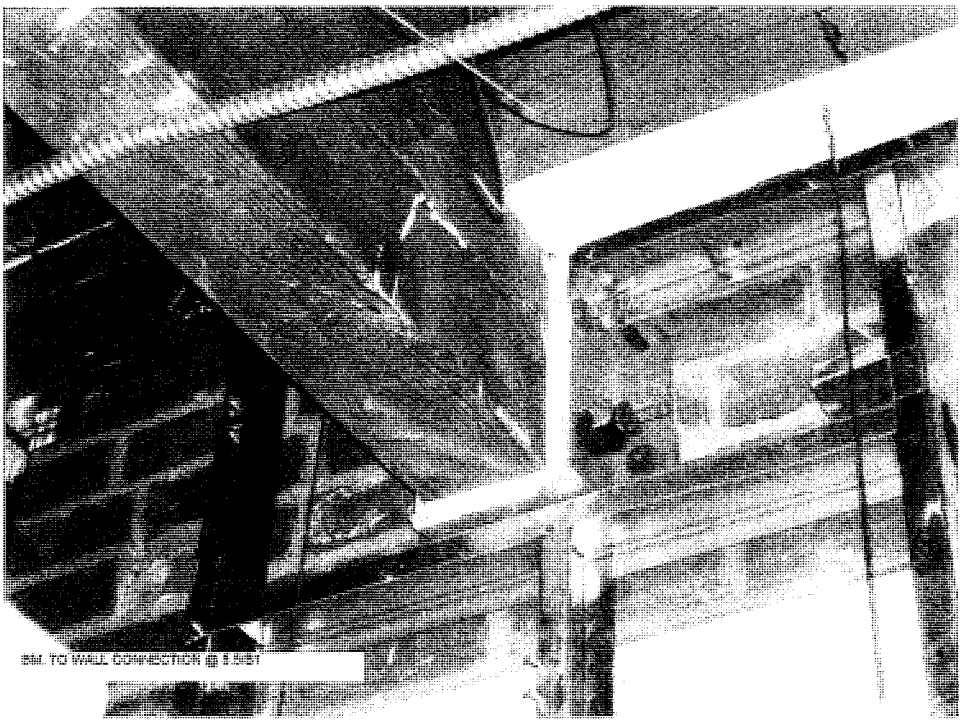
Existing columns at new premit area.



Existing beam / beam connection

Typical existing structural conditions – One Stop

Existing column/beam and beam/beam connection



Existing bean / hanger / brick wall connection