



City of La Quinta

CITY / SA / HA / FA MEETING DATE: February 4, 2014

AGENDA CATEGORY:

ITEM TITLE: APPROVE CONTRACT CHANGE ORDER NO. 1 FOR THE DOUG WALL CONSTRUCTION DESIGN/BUILD CONTRACT FOR LA QUINTA COMMUNITY HEALTH AND WELLNESS CENTER

BUSINESS SESSION:

CONSENT CALENDAR: 7

STUDY SESSION:

PUBLIC HEARING:

RECOMMENDED ACTION:

Approve Contract Change Order No. 1, in the amount of \$182,000, to the Doug Wall Construction Design/Build Contract for the La Quinta Community Health and Wellness Center.

EXECUTIVE SUMMARY:

- The proposed project entails renovating and expanding the City's 10,250 square-foot Senior Center into a new 16,240 square-foot Community Health and Wellness Center.
- As directed by City Council, the architect has removed the clerestory element and staff has prepared Contract Change Order No. 1 for an amount of \$182,000 (Attachment 1) to add a vaulted, exposed beam ceiling to the proposed fitness center.
- Staff believes the revised ceiling plan conforms to the City's high standards for public buildings and recommends inclusion of this element in the project.

FISCAL IMPACT:

This project is included within the approved Fiscal Year 2013/2014 Capital Improvement Program and is programmed to receive \$3,595,858 from a mixture of Community Center Developer Impact Fees and Quimby Funds. The current Design/Build Contract is for a lump sum amount of \$2,888,309. If approved, this contract change order will increase the total contract amount to \$3,070,309. Adequate funding exists in the existing budget for this increase.

BACKGROUND/ANALYSIS:

During a study session on January 21, 2014, the City Council discussed the proposed plan to renovate and expand the City's 10,250 square-foot Senior Center into a 16,240 square-foot Community Health and Wellness Center. Following some discussion, Council directed staff to remove the clerestory architectural element above the proposed fitness area. The initial building plans that the contractor bid identified a flat, eleven-foot high ceiling that was finished with ceiling tile, and columns that would be located in the usable space to support the roof structure. Upon further review, staff requested the contractor revise the roof structure to feature a vaulted, open beam roof system that did not require support columns in the usable space. This revision is what drives the recommended change order.

This alternative would enhance the original ceiling and roof concept by raising the interior ceiling approximately 17 feet above the finished floor. The ceiling would have exposed steel and wood beams similar to the La Quinta Museum. Pendant lighting hanging from the raised ceiling would add further interest to the expanded open space created by the elevated ceiling. The exterior roof elevation would be constructed at a 3/12 pitch with tile shingles to match the existing structure and architecture.

Staff believes the open beam ceiling will be a worthwhile addition to the project, and will create a better workout environment for facility users, while maintaining the high quality of the building's architecture. Further, these improvements will remain in place for at least the next quarter century. While the recommended action does increase the cost, the enhanced interior space will enrich user experience.

ALTERNATIVES:

Alternatives include directing staff to continue development of the original roof and ceiling concept, which includes a suspended T-bar acoustical tile ceiling with can lighting at approximately 11 feet above the finished floor. The exterior roof elevation would include a tiled roof with the 3/12 pitch to match the existing structure and architecture.

Report prepared by: Bryan McKinney, Principal Engineer

Report approved for submission by: Timothy R. Jonasson, P.E.

Public Works Director/City Engineer

Attachment: 1. Contract Change Order No. 1



City of La Quinta

PROJECT NO. 2013-11

DESIGN-BUILD SERVICES AGREEMENT:

LA QUINTA COMMUNITY HEALTH AND WELLNESS CENTER

CONSULTANT: Doug Wall Construction
Attention: Doug Wall, President
78-450 Avenue 41
Bermuda Dunes, CA 92203

CONTRACT CHANGE ORDER NO. 1

Pursuant to the terms of the original Contract Agreement, you are hereby directed to make the herein described changes or do the following described work not included in the base Design-Build Contract. Unless otherwise stated all work shall conform to the terms, general conditions, and special provisions of the Contract.

DESCRIPTION OF CHANGE

This contract change order directs Doug Wall Construction to proceed with the "vaulted open beam ceiling" alternative described in general to include a 17 foot raised interior ceiling with exposed steel and wood beams, and pendant lighting above the fitness space within the La Quinta Community Health and Wellness Center. The total cost of the Change Order work will not exceed \$182,000 in accordance with the fee schedule and architectural exhibits, attached and made a part herein.

Base Contract: \$2,888,309.00
Contract Change Order No. 1: \$182,000.00
Revised Contract Total: \$3,070,309.00

The contract completion date is not affected by this contract amendment.

Submitted Date: _____
By: _____

Approved Date: _____
By: _____

We, the undersigned Consultant, have given careful consideration to the change proposed and hereby agree, if this proposal is approved, that we will provide all equipment, furnish all materials, perform all labor, except as may be noted above, and perform all services necessary to complete the above specified work, and hereby accept as full payment the amount shown above.

Accepted By: _____ Title: _____

Consultant: _____ Date: _____



DOUG WALL CONSTRUCTION, INC.
CA St. Lic # 743112

Doug Wall Construction, Inc.

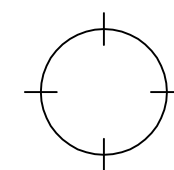
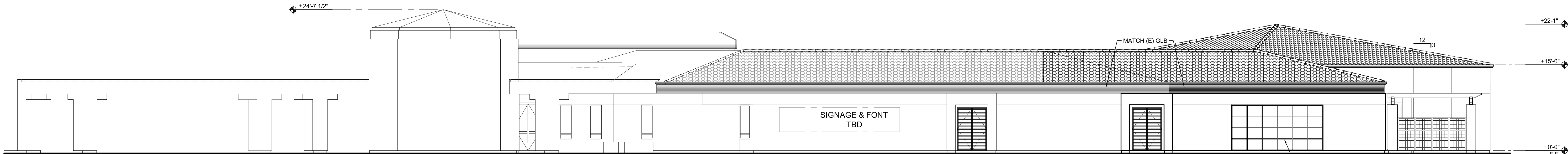
Ca. Lic 743112

1/29/2014

Job Name: La Quinta Wellness Center Additional Work

3: 12 Pitch

	Budget to OWNER for billing		Sub						
120	Architectural / Engineering	22,500			Additional Architectural, structural and landscape				
330	Cast in place concrete	8,800	DWC		Footings for new columns				
512	Structural Steel	69,000			Added steel				
605	Rough Carpentry	46,380	BMC		Added framing for open ceiling				
610	Finish Carpentry	0	DWC						
710	Roof Cover	0							
812	Glazing	0							
919	Painting	6,200	DWC		Painting at drywall ceiling & staining of new beams				
925	Drywall	9,080	DWC		Drywall ceiling in lieu of T-Bar				
928	T-Bar	0	DWC						
1514	HVAC	9,500	Polar Barr		Hard Duct and extra tonnage				
1530	Fire Sprinklers	0							
1610	Electrical	4,960	Cockrell		Upgrade from can light to pendant type				
	Jobsite Overhead	0							
1910	Supervision	0							
	Subtotal	176,420							
2010	P&O	10,585							
	Subtotal	187,005							
2110	Insurance	2,057							
	Subtotal	189,062							
	Bonding	2,836							
	Subtotal	191,898							
	Less Credit	9,898							
	Total	182,000							
	Credits:								
	T-Bar Ceiling	7,500							
	Fire sprinkler drops	1,600							
	Subtotal	9,100							
	P&O	546							
	Subtotal	9,646							
	Insurance	106							
	Subtotal	9,752							
	Bonding	146							
	Total Credit	9,898							

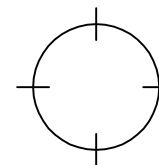
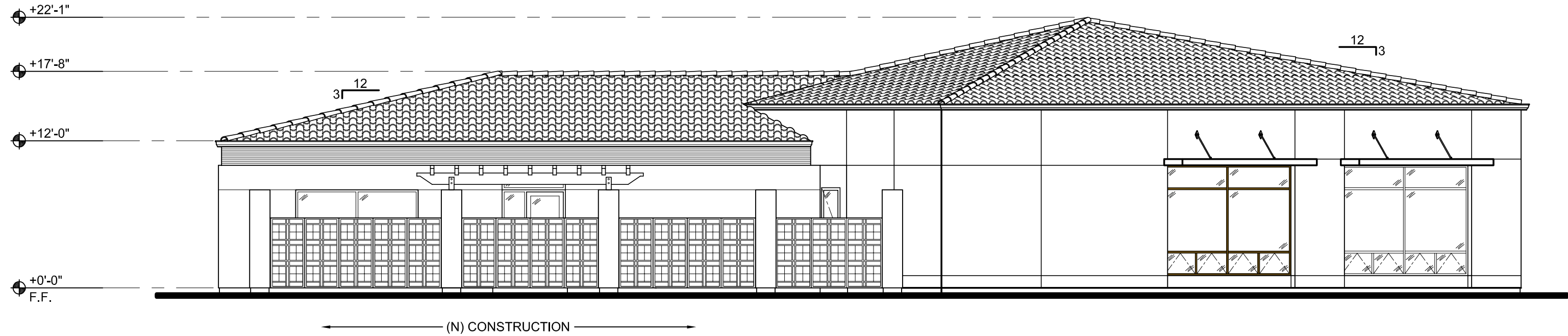


SOUTH ELEVATION (FROM LA FONDA)

SCALE: 1/8" = 1'-0"

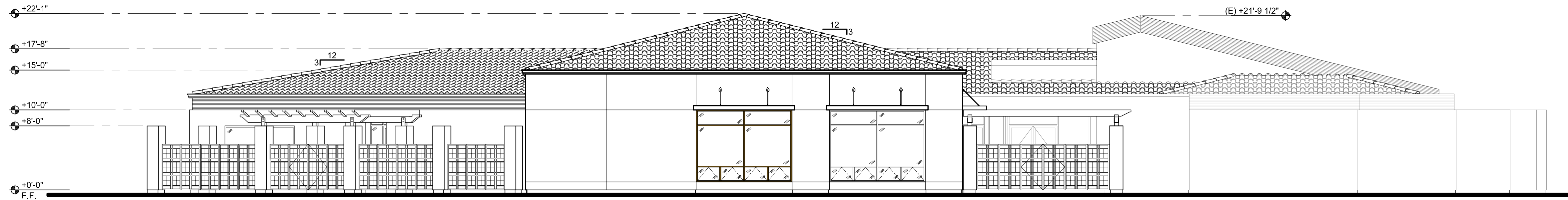
(E) CONSTRUCTION (N) CONSTRUCTION

(N) VERTICAL
METAL TRELLIS

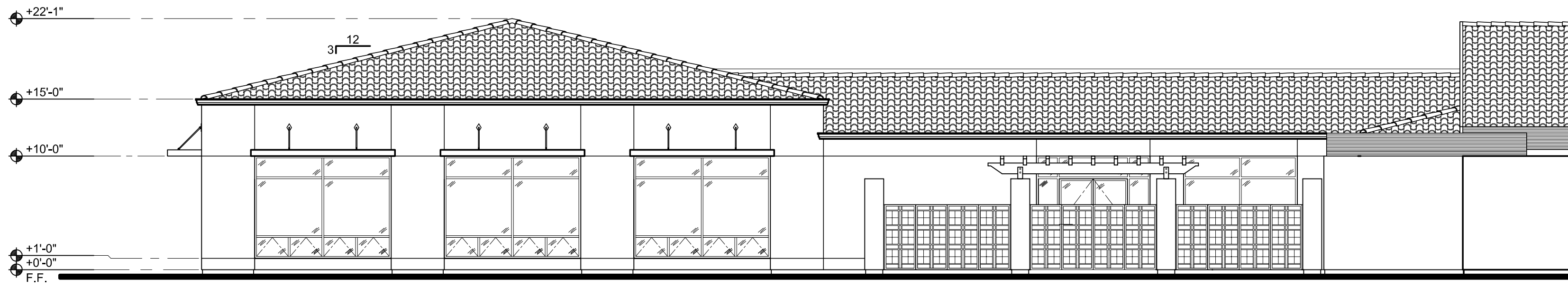


EAST ELEVATION (FROM PARK ENTRY WALK)

SCALE: 1/8" = 1'-0"

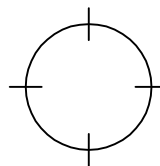



NORTH EAST ELEVATION (FROM PARK)
 SCALE: 1/8" = 1'-0"

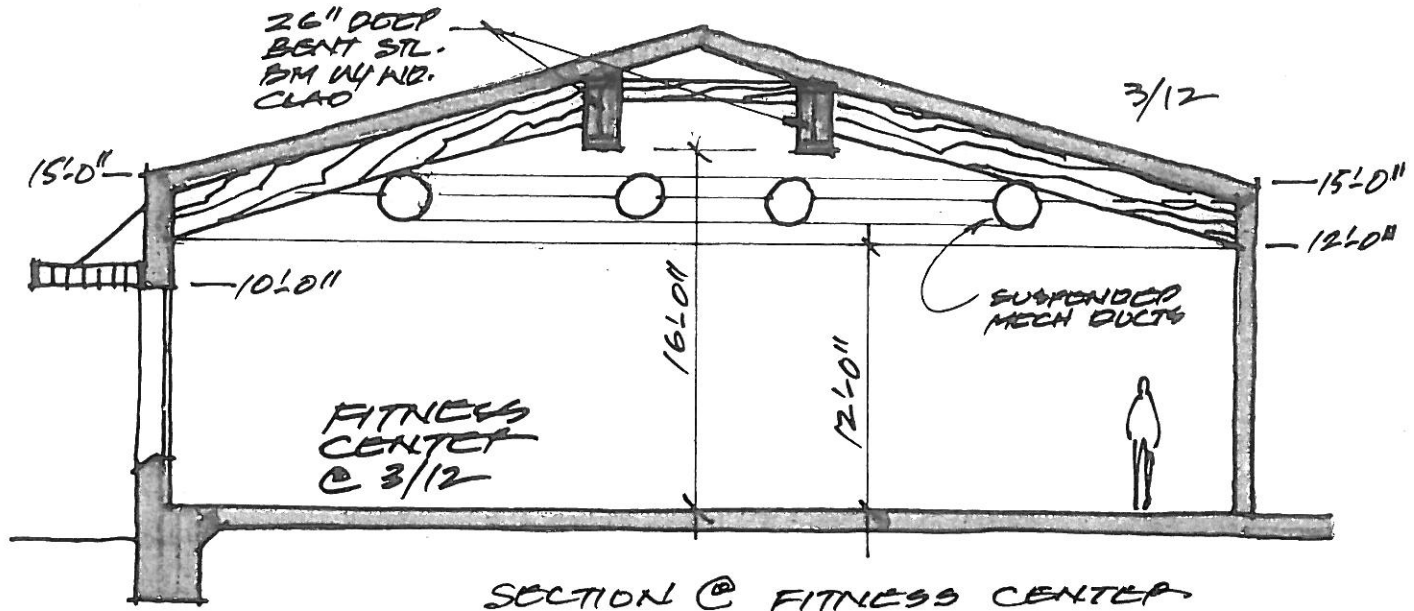


NORTH WEST ELEVATION (FROM PARK)

SCALE: 1/8" = 1'-0"



(N) CONSTRUCTION ← | → (E) CONSTRUCTION



SECTION @ FITNESS CENTER
STEEL BENT BEAMS

