

City of La Quinta

CITY COUNCIL MEETING: August 4, 2015

STAFF REPORT

AGENDA TITLE: ACCEPT LA QUINTA WELLNESS CENTER IMPROVEMENTS PROJECT

RECOMMENDATION

Accept the La Quinta Wellness Center Project as complete; authorize the City Clerk to file a Notice of Completion with the Office of the County Recorder; authorize withholding \$7,200 to install missing insulation; and release the remaining retention, in the amount of \$150,240, thirty-five days after the Notice of Completion is recorded.

EXECUTIVE SUMMARY

- This project entailed the expansion and transformation of the former Senior Center into the La Quinta Wellness Center (Attachment 1).
- The work has been completed. Staff is requesting City Council acceptance of the improvements in order to complete the contract and allow payment.

FISCAL IMPACT

The following is the final accounting for this project:

Original Contract Amount	\$ 2,888,309
Contract Change Order Nos. 1-6	\$ 303,478
Final Contract Amount	\$ 3,191,787
Project Budget	\$ 3,308,725
Final Contract Amount	(\$ 3,191,787)
Inspection, Plans & Miscellaneous Construction Costs	(\$ 16,500)
Funds Remaining	\$ 100,438

There is adequate funding to close out this project.

BACKGROUND/ANALYSIS

In recent years, demand increased for fitness facilities and additional classroom space at the former Senior Center. This project addressed those needs, as well as upgraded the building exterior, flooring and finishes. The design/build team was responsible for all aspects of delivering a complete project from inception through construction.

On November 19, 2013, City Council awarded a design-build contract, in the amount of \$2,888,309, to Doug Wall Construction. Contract Change Order Nos. 1-6 were issued for the vaulted ceiling, kitchen renovation, emergency switchboard, flooring upgrades, the removal and replacement of roof tiles, asphalt and concrete, and converting turf to desert scape.

The project was deemed substantially complete on January 17, 2015. As per project specifications, no liquidated damages or early completion incentives were recommended. Since the City has had beneficial use of the facility since January, the City Attorney recommends that the City release the retention (minus 150 percent of the disputed work) or be liable for 1.5 percent per month of the undisputed amount pursuant to Civil Code Section 3320. Acceptance of the project will allow payment to the subcontractors and materials suppliers; the remaining work (insulation omitted from the Arts and Leisure Room) will be completed by the contractor this summer.

Staff recommends acceptance of the project, withholding \$7,200 to install missing insulation and releasing the remaining retention thirty-five days after the Notice of Completion is recorded.

Since the project was deemed substantially complete on January 17, 2015, the one year warranty will expire on January 17, 2016.

ALTERNATIVES

Do not accept the project until the insulation work is complete. Since the project has been constructed and reviewed for conformance to the plans and specifications and delaying payment to the contractor will likely result in interest being charged for the unpaid retention, staff does not recommend any alternatives to the recommended action.

Report prepared by: Ed Wimmer, P.E., Principal Engineer

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

Public Works Director/City Engineer

Attachment: 1. Site Plan



PROPOSED SITE PLAN
SCALE: 1/16"=1'-0"



LA QUINTA COMMUNITY HEALTH AND WELLNESS CENTER

78-450 AVENIDA LA FONDA LA QUINTA, CALIFORNIA

CONSTRUCTION STAGING LIMITS

PRELIMINARY - NOT FOR CONSTRUCTION
SCALE: AS NOTED 01/02/14



