



BOARD MEETING AGENDA SUBMITTAL

TO: GCSB Board of Directors

FROM: Peter Kampa, General Manager

DATE: April 8, 2025

SUBJECT: Agenda Item 4D: Authorize the General Manager to Execute Three Contract Change Orders with David Smith Construction that Address Unforeseen Conditions and Appliance Replacement for the Groveland Fire House Kitchen Remodel Project

RECOMMENDED ACTION:

I move to authorize the General Manager to execute three Contract Change Orders with David Smith Construction that address unforeseen conditions and appliance replacement for the Groveland Fire House Kitchen Remodel project.

BACKGROUND:

The Fire Department Kitchen Remodel project was awarded to David Smith Construction on June 7, 2024. During the course of the project, several unforeseen conditions arose, as detailed below:

- The project specifications did not contain the required Payment Bond language
- The layout of plumbing and electrical was different than detailed in the project specifications, which required opening of the walls to access and rerouting of gas, plumbing, and electrical
- Addition of new appliances as the old appliances were at the end of their useful life

The cost of this project is less than the informal bid limits of \$75,000, thus did not require competitive bidding. Since the project cost was well within the budget, the construction contract was executed without a separate board resolution. To ensure transparency and uphold best practices, this item is presented to the Board today for authorization to execute and approve payment for Contract Change Orders that exceed the original bid and contract amount.

FINANCIAL IMPACT:

The Fire Department Kitchen Remodel budget for FY25 is \$55,000, including the change order, total expenses are \$57,126, coming in slightly over budget by \$2,126.00. The county will be billed for a portion of the expansion work, which will cover the cost of the budget overrun.

ATTACHMENTS:

1. Contract Change Orders (1, 2, and 3)

**SECTION 009410
CHANGE ORDER FORM**

**Change Order
No. 1**

Date of Issuance: June 11, 2024

Effective Date: June 19, 2024

Project: Groveland Fire House Kitchen Remodel	Owner: GCSD	Owner's Contract No.: 01-2024
Contract: Groveland Fire House Kitchen Remodel		Date of Contract: June 11, 2024
Contractor: David Smith Construction		Engineer's Project No.: 0012024

The Contract Documents are modified as follows upon execution of this Change Order:

Description: The District public works contract did not have the payment bond requirement so the contractor added it after the original bid.

Attachments (list documents supporting change):

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ <u>46,110.00</u>	Original Contract Times: <input type="checkbox"/> Working days <input type="checkbox"/> Calendar days Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Increase from previously approved Change Orders No. <u>0</u> to No. <u>1</u> : \$ <u>0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____: Substantial completion (days): _____ Ready for final payment (days): _____
Contract Price prior to this Change Order: \$ <u>46,110.00</u>	Contract Times prior to this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Increase of this Change Order: \$ <u>2,000.00</u>	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Contract Price incorporating this Change Order: \$ <u>48,110.00</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): _____ Ready for final payment (days or date): _____

RECOMMENDED:
By: Luis Melchor
(Authorized Signature)
Date: 6-11-24

ACCEPTED:
By: _____
Owner (Authorized Signature)
Date: 3-24-25

ACCEPTED:
By: _____
Contractor (Authorized)
Date: 6-11-24

Approved by Funding Agency (if applicable):

Date: _____

SECTION 009410
CHANGE ORDER FORM

Change Order
No. 2

Date of Issuance: February 10, 2025

Effective Date: February 10, 2025

Project: Groveland Fire House Kitchen Remodel	Owner: GCSD	Owner's Contract No.: 01-2024
Contract: Groveland Fire House Kitchen Remodel		Date of Contract: June 11, 2024
Contractor: David Smith Construction		Engineer's Project No.: 0012024

The Contract Documents are modified as follows upon execution of this Change Order:

Description: The new cabinet layout was slightly different from the original requiring opening of the walls to move some of the utilities (gas, plumbing, electrical).

Attachments (list documents supporting change):

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$ 46,110.00

Increase from previously approved Change Orders
No. 0 to No. 1:

\$ 2,000.00

Contract Price prior to this Change Order:

\$ 48,110.00

Increase of this Change Order:

\$ 6,916.00

Contract Price incorporating this Change Order:

\$ 55,026.00

Original Contract Times: Working days Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders
No. _____ to No. _____:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

Contract Times with all approved Change Orders:

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

RECOMMENDED:

By: Luis Melchor

(Authorized Signature)

Date: 2-10-25

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____

Owner (Authorized Signature)

Date: 3-24-25

ACCEPTED:

By: _____

Contractor (Authorized

Date: 2-10-25

Date: _____

**SECTION 009410
CHANGE ORDER FORM**

**Change Order
No. 3**

Date of Issuance: February 24, 2025

Effective Date: February 24, 2025

Project: Groveland Fire House Kitchen Remodel	Owner: GCSD	Owner's Contract No.: 01-2024
Contract: Groveland Fire House Kitchen Remodel		Date of Contract: June 11, 2024
Contractor: David Smith Construction		Engineer's Project No.: 0012024

The Contract Documents are modified as follows upon execution of this Change Order:

Description: Capitan Travis Chung felt new appliances would be better than putting back the old, outdated appliances. The contractor and I agreed. I had the contractor purchase and install new.

Attachments (list documents supporting change):

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price: \$ <u>46,110.00</u>	Original Contract Times: <input type="checkbox"/> Working days <input type="checkbox"/> Calendar days Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Increase from previously approved Change Orders No. <u>0</u> to No. <u>2</u> : \$ <u>8,916.00</u>	[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____: Substantial completion (days): _____ Ready for final payment (days): _____
Contract Price prior to this Change Order: \$ <u>55,026.00</u>	Contract Times prior to this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Increase of this Change Order: \$ <u>2,100.00</u>	[Increase] [Decrease] of this Change Order: Substantial completion (days or date): _____ Ready for final payment (days or date): _____
Contract Price incorporating this Change Order: \$ <u>57,126.00</u>	Contract Times with all approved Change Orders: Substantial completion (days or date): _____ Ready for final payment (days or date): _____

RECOMMENDED:
By: Luis Melchor
(Authorized Signature)
Date: 2-24-25

ACCEPTED:
By: _____
Owner (Authorized Signature)
Date: 3-24-25

ACCEPTED:
By: _____
Contractor (Authorized)
Date: 2-24-25

Approved by Funding Agency (if applicable):

Date: _____