



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MARCH 6, 2018**

FROM: MUSEUM DEPARTMENT **WARD: 1**

SUBJECT: AUTHORIZE AN INCREASE IN CHANGE ORDER AUTHORITY IN THE AMOUNT OF \$7,411 FOR A TOTAL CONTRACT AMOUNT OF \$94,266 WITH MARK SAUER CONSTRUCTION, INC. FOR EMERGENCY SERVICES ASSOCIATED WITH THE INVESTIGATIVE WORK OF THE HARADA HOUSE STRUCTURAL ENGINEERING ASSESSMENT

ISSUE:

Authorize an increase in change order authority in the amount of \$7,411, for a total contract amount of \$94,266 with Mark Sauer Construction, Inc. for emergency services associated with the investigative work of the Harada House for the structural engineering assessment.

RECOMMENDATION:

That the City Council authorize an increase in change order authority in the amount of \$7,411 for a total contract amount of \$94,266 with Mark Sauer Construction, Inc. of Corona, California for emergency services associated with the investigative work of the Harada House for the structural engineering assessment.

BACKGROUND:

In the 14 years that the Riverside Metropolitan Museum has been the steward of the National Historic Landmark Harada House, a comprehensive structural engineering assessment of the entire house has never been conducted. Understanding what is happening with the Harada House as a complete structure requires a comprehensive structural engineering assessment. This is necessary in order to have accurate knowledge of the condition of the Harada House, make realistic plans, and provide real policy options for City Council.

Prior structural work focused solely on the foundation, yet there are other structural issues with the Harada House that must be explored in order develop comprehensive plans to stabilize the Harada House.

Earlier this year, structural engineering firm, Structural Focus, developed drawings for exploratory dismantling of the Harada House as part of the structural engineering assessment. Exploratory dismantling requires removing exterior siding from the Harada House to understand the structural conditions that affect structural stability.

Based on the engineer's initial assessment, the Museum Department issued requests for a base bid to perform exploratory dismantling on the South and East elevations of the Harada House, with alternate bids requested for the South Elevation Porch, North Elevation, North Elevation Porch, and West Elevation, to be added if needed, based on findings from the exploratory dismantling of the elevations from the base bid. Two responses were received and Mark Sauer Construction, Inc. was deemed the lowest responsive bidder for the exploratory dismantling work of the South and East Elevations and was awarded a contract for in the amount of \$33,062. Exploratory dismantling began on November 6, 2017.

Removal of the siding on the South and East elevations revealed extensive termite damage and dry rot and required immediate repair, per the structural engineer's evaluation. Given the extent of this unforeseen condition discovered at the South and East Elevations, the structural engineer determined it was necessary to perform exploratory dismantling at all locations to determine next steps for stabilizing and preserving the Harada House, which were identified as bid alternates but not included in the initial contract.

On December 19, 2017, City Council approved a resolution declaring that the continuation of the investigative work for the structural engineering assessment of the Harada House was an urgent necessity for preservation of life, health, and property, and authorized an increase in change order authority for the contract with Mark Sauer Construction, Inc. in the amount of \$42,464, with an additional 15% contingency of \$11,329, for a total contract amount of \$86,855 for emergency services associated with the investigative work of the structural engineering assessment. This allowed for siding to be removed from the South Elevation Porch, North Elevation, North Elevation Porch, and West Elevation of the Harada House.

DISCUSSION:

Removal of the siding on the South Elevation Porch, North Elevation, North Elevation Porch, and West Elevation of the Harada House revealed extensive termite damage and dry rot. The conditions were worse than the conditions revealed by the siding removal on the South and East elevations. These unforeseen conditions required immediate repair, per the structural engineer's evaluation, and exceeded the total contract amount of \$86,855 by an additional \$7,411.



Example of damaged framing requiring emergency repair.

FISCAL IMPACT:

The total fiscal impact of this action is \$7,411, for a total revised contract amount of \$94,266. The funds are available in the Museum Facilities and Operations Account No. 5305000-421000 for the current fiscal year.

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