

June 10, 2019 - Revised

TO: Tony Constantouros
General Manager
Kensington Police Protection Community Service District
Public Safety Building
217 Arlington Avenue
Kensington, CA 94707-1401
TConstantouros@kensingtoncalifornia.org

RE: **PROJECT STATUS REPORT - UPDATE 06/10/19**
Seismic Upgrades and Building Alterations, Kensington Community Center

This memo is forwarded to provide an update of the status of the Kensington Community Center Project through the award process.

At its May 16, 2019 meeting, following the default of the apparent low bidder, Eagle Builders, the KPPCSD Board awarded the project construction contract to the second low bidder, KCK Builders.

The KCK basic scope bid was \$1,531,400. The Board also approved the following five Bid Alternates of the nine provided in the bids, all additive:

Bid Alt. 1 - New flooring at Meeting Hall: \$30,000
Bid Alt. 2 - New flooring at Meeting Room 3: \$9,000
Bid Alt. 3 - New partial-height cabinet work at west wall of Meeting Hall: \$58,000
Bid Alt. 4 - Integrate existing A.V. system into new cabinet work at west wall of Meeting Hall: \$9,000
Bid Alt. 8 - New acoustical ceiling tile at Meeting Hall: \$32,000

The above combined Basic Scope and Bid Alternates bid totals \$\$1,669,400.

Bid Award - Next Steps

The terms of the Invitation for Bids require the contractor to return a signed copy of the Contract form, included with Invitation for Bids, within ten calendar days. KCK provided a signed contract within the allotted time frame. The document, however, included a statement added by KCK that Counsel advised that we not accept. A revised, signed contract document without the added wording should be received prior to the scheduled Thursday, June 13 meeting.

Proposed Change Order

We have requested and received proposed costs from KCK for a change order to incorporate new flooring for Meeting Rooms 1 and 2 (New flooring at Meeting Hall and Meeting Room 3 is already included in the

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accepted Bid Alternates described above), as well as a clarification to the drawings regarding the lighting for the Meeting Hall. The latter is necessary due to a computer drawing to CAD conversion error in the bid drawings. The proposed KCK cost for the Change Order is \$36,700. We recommend that the District approve this change order. The change can be accommodated by existing contingency funds in the contract. The contingency amount in the contract is \$176,700. The remaining contingency balance would be \$140,700. Alternatively, the District could opt to add the Change Order amount to the KCK contract, but that would involve additional costs for insurance and bonding.

I trust the above provides you and the Board with the information necessary to consider the proposed Change Order. Please let me know if you have any questions regarding the above.

Very truly yours,
GLASS ASSOCIATES, INC.



William R. Glass, FAIA
Principal

CC: Sylvia Hacaj, Kensington Police Protection & Community Services District
Ann R. Danforth, General Counsel, Kensington Police Protection & Community Services District