



CITY OF SAN MATEO

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330 W. 20th Avenue
San Mateo CA 94403
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Agenda Report

Agenda Number: 11

Section Name: {{section.name}}

Account Number: 82-4681

File ID: {{item.tracking_number}}

TO: City Council
FROM: Alex Khojikian, City Manager
PREPARED BY: Public Works Department
MEETING DATE: July 15, 2024
SUBJECT:
King Recreation Center - New Fire Alarm System – Change Order

RECOMMENDATION:

Approve Contract Change Order No. 2 to the construction contract with Newton Construction & Management, Inc. in the amount of \$173,353.48, to install a new roof top unit at the King Recreation Center, increasing the total contract amount to \$405,762.74; and authorize the Public Works Director to execute the change order in substantially the form presented.

BACKGROUND:

The Martin Luther King Jr. (MLK) Recreation Center is located in the North Central neighborhood in San Mateo and is home to many youth activities including the Police Activities League, drop-in basketball, several dance and fitness classes, and a swimming pool. The building was constructed in 1968 and has a wet sprinkler fire suppression system and an existing security alarm system but is currently not monitored by a Fire Alarm Control Panel (FACP).

In November 2023, the City awarded a construction contract in the amount of \$182,702.25 to Newton Construction & Management, Inc. (Newton) to install the fire alarm system. Production of the design documents began in December and a permit application was submitted to San Mateo Consolidated Fire (SMC) in January. In April 2024, SMC issued a permit and staff issued CCO #1 to address additional costs related to hazardous material removal related to the fire alarm installation in the amount of \$49,707.01, increasing the total contract amount to \$232,409.26.

In mid-May 2024, it was discovered that the existing roof top unit (RTU) above the gymnasium that provides necessary air changes within the space as required by the California Building Code was not functional, creating occupancy concerns and inability to pass the fire alarm inspection. Further investigation revealed that the unit could not be repaired due to its age. Therefore, a new unit is required to be purchased, installed, connected to the fire alarm system, and pass inspection to be compliant with the current code and for the fire alarm system project to be complete. In the interim, to maintain normal operations, Parks staff have deployed large fans to keep the gymnasium properly ventilated.

The scope of these additional services was beyond the original contract scope and contingency but were necessary to immediately be implemented due to the potential health risks. As a result, the exception to comply with typical purchasing policies per Municipal Code Section 3.60.050(a) where any emergency exists affecting or threatening to affect the public health, safety, or welfare, was utilized to direct and perform the work. The RTU has been ordered and is scheduled to be installed by the end of July 2024. Contract Change Order No. 2, in an amount not to exceed \$173,353.48, covers the cost for Newton Construction and Management to procure and install the new RTU and staff recommends Council approval.

BUDGET IMPACT:

There is sufficient funding available in the Citywide Fire Alarm System Upgrade (460057) project to issue this change order.

ENVIRONMENTAL DETERMINATION:

This project is categorically exempt from CEQA as an “existing facility,” because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. (CEQA Guidelines Section 15301.)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Contract Change Order No. 2

STAFF CONTACT

Steve Wu, Project Manager II
swu@cityofsanmateo.org
(650) 522-7345