



**Interoffice Memorandum**

**APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

To: Mayor Teresa Jacobs  
and Board of County Commissioners

MAR 10 2015 KH/BS

From: Kathie Canning, Executive Director, Convention Center

Contact: **Terry Devitt, Assistant Director, Convention Center  
407-685-9867**

Date: February 24, 2015

Subject: Consent Agenda Item for March 10, 2015 BCC Meeting, Contract Y14-761 with PCL Construction Services, Inc. for the Convention Center's West Building Halls E and F Upgrade Project, Change Order No. 10

The Orange County Convention Center (OCCC) is requesting Approval of Change Order No. 10 to Contract Y14-761 with PCL Construction Services, Inc. for the OCCC's West Building Halls E and F Upgrade Project.

**Background:** The north end of the OCCC West Building was constructed in 1989 and was in need of significant upgrades. Major building infrastructure components such as electrical distribution gear, HVAC systems, plumbing features, roofing and communications were reaching the end of their useful life, and aesthetically the space showed its age.

The project also included the redevelopment of existing spaces to provide features that the OCCC did not previously offer. West Hall F is being converted to the new Tangerine Ballroom, with finishes that will reflect the environment of local convention hotels. An existing meeting room is being repurposed to become the Sunburst Room and will include a new roof top terrace that will allow delegates to breakout of their meeting and enjoy the Orange County weather. Also, a previous office area has been converted to four executive board rooms, with amenities that the OCCC Client Advisory Board has suggested. Design of the upgrade began in 2013. The scope of work was closely coordinated with the clients and stakeholders of the OCCC. The construction part of the project was budgeted at \$48,000,000 as presented for Bid Solicitation in January 2014.

At that time, the local construction market was beginning to heat up and our consultants were advising that, due to competition from other projects in the area, our budget and time table may be in jeopardy. The applicable space had been removed from the booking calendar and was blocked for construction from June 2014 through August 2015 to accommodate this major renovation. Because timing was critical and budgeting was a concern, a decision was made to reduce the scope of the project prior to the bid by excluding the "Exterior Envelope Improvements," as well as the "Hardscape and Landscape Improvements" elements of the project as they were not fully designed nor vetted. We did not want to take the chance waiting on the design to be complete before going out to bid, as that would have delayed the start date and potentially the completion date.

Favorable bids were received, resulting in an award to PCL Construction in the amount of \$41,200,000. Work started as scheduled on June 6, 2014, and will be completed in August 2015.

**Purpose:** The purpose of Change Order No. 10 is to include \$2.71 million in additional work for two elements that were initially removed from the project prior to the solicitation being released for bid and to fund unforeseen conditions with estimated cost of \$1.9 million. The two additional elements are the “Exterior Envelope Improvements” for \$1.87 million and the “Exterior Hardscape and Landscape Improvements” for \$0.84 million.

The “Exterior Envelope Improvements” entails the repair of building sealant, correction of existing non-code compliant stairs, removal of non-functioning equipment and the installation of new energy efficient lighting at the loading dock, etc.

The “Hardscape and Landscape Improvements“ include the renovation of the hardscape and landscape by implementing a design that modernizes the hardscapes and planters at the entrance with a standard that can be extended eventually to the rest of the West Building. This design standard will help identify points of entry and will provide a better arrival experience for its guests and clients.

Adding the two elements will allow the total project at the north end of the West Building to be completed within the already blocked dates, which is critical. Proceeding with the current contractor would save money since a mobilization fee would not be required and the continuing escalation of construction costs could be avoided. The pricing for these two elements has been verified by an independent estimator and is in-line with current market conditions. Including these two elements in the project is both time and cost efficient without impacting our clients and stakeholders. Also, additional revenue could be realized as the space will not have to be removed from inventory again in the future.

Previous actions to this Contract are listed in Exhibit A.

**Action requested: Approval of Change Order No. 10, Contract Y14-761 with PCL Construction Services, Inc. in the amount of \$4,610,000 for a revised Contract amount of \$43,465,858.24, which is below the estimated \$48 million budget.**

If you have any questions regarding this request, please contact me at 407-685-9833.

KPC/scn  
Attachment

c: Ajit Lalchandani, County Administrator  
Eric Gassman, Deputy County Administrator  
Terry Devitt, Assistant Director, Convention Center  
Johnny Richardson, Manager, Orange County Procurement Division

Memo to Mayor Jacobs and BCC  
 Consent Agenda March 10, 2015 – Change Order No. 10 to Y14-761

EXHIBIT “A”

Previous Actions to this Contract:

<b>Action</b>	<b>Amount</b>	<b>Comments</b>
Contract No. Y14-761	\$41,200,000.00	BCC approved award of contract on 5/13/2014
Change Order No. 1	(\$162,224.43)	Change Order 1 was a deducted Change Order to owner direct purchase ceramic tiles. The County Saved \$9,206.09 in taxes.
Change Order No. 2	(\$558,401.62)	Change Order 2 was a deducted Change Order to owner direct purchase custom weave carpet. The County saved \$31,631.22 in taxes.
Change Order No. 3	(\$857,799.17)	Change Order 3 was a deducted Change Order to owner direct purchase electrical material. The County saved \$26,035.48 in taxes.
Change Order No. 4	\$0	Change Order 4 was an administrative change.
Change Order No. 5	\$0	Change Order 5 was an administrative change.
Change Order No. 6	\$74,143.00	Change Order 6 was to resolve miscellaneous issues due to unforeseen conditions.
Change Order No. 7	(\$1,590,025.00)	Change Order 7 was a deducted change order to purchase custom lighting. The County saved \$90,025.00 in taxes.
Change Order No. 8	\$270,773.00	Change Order 8 was to resolve cost associated with correcting unknown issues with the subfloor.
Change Order No. 9	\$479,392.46	Change Order 9 was to resolve 55 miscellaneous issues due to unforeseen conditions.
<b>Subtotal:</b>	<b><u>\$38,855,858.24</u></b>	
Proposed Change Order No. 10:	<b>\$4,610,000.00</b>	Change Order 10 is to renovate the exterior, update the hardscape and landscape, and fund unforeseen conditions.
Proposed Final Contract Amount:	<b><u>\$43,465,858.24</u></b>	