

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b> January 9, 2017
	<b>Agenda Item No.</b> 12 <b>Roll Call No.</b> <u>17-0014</u> <b>Communication No.</b> <u>17-013</u> <b>Submitted by:</b> Pamela S. Cooksey, P.E., City Engineer and Jim M. Hoff, Facilities Manager

**AGENDA HEADING:**

Approving Change Order No. 4 with Henning Paric Commercial, LLC for additional work on the City Hall Improvements project, in an amount not to exceed \$149,244.10.

**SYNOPSIS:**

Recommend approval of Change Order No. 4 in an amount not to exceed \$149,244.10 with Henning Paric Commercial, LLC, Kevin Walker, President, 5800 Merle Hay Road, Suite 14, Johnston, Iowa, 50131, for additional work to address unknown conditions and requirements by authorities having jurisdiction.

**FISCAL IMPACT:**

Amount: \$149,244.10

Funding Source: 2016-2017 CIP, Page Building-5, City Hall Improvements, BL127, Being: ND405643 – General Fund Non Departmental, FY2016 Operating Budget Page 91

**ADDITIONAL INFORMATION:**

On June 13, 2016, by Roll Call No. 16-1008, City Council awarded a contract to Henning Paric Commercial, LLC for the City Hall Improvements project.

Previous Change Orders

- Change Order No. 1 Furniture removal from City Hall to clear space for construction operations. (Add \$24,840.00)
- Change Order No. 2 Off-site storage of furniture removed from City Hall. (Add \$13,320.00)
- Change Order No. 3 Replacement of deteriorated sewer pipe and increase of electrical panel sizes. (Add \$16,744.36)

The scope of work covered in Change Order No. 4 includes work that was not visible during design, required by authorities having jurisdiction, or the condition was re-assessed because the component has been better exposed by demolition. Items include:

- The Fire Marshall denied the code exemption interpretation to include the broadcasting equipment room in the clean agent fire suppression system and added a requirement for one (1) hour fire rated doors and walls around rooms containing the clean agent fire suppression system. (add \$47,906.51)
- The contractor requested changing from fully welded riser pipes to a grooved and coupled pipe system for new piping due to lack of adequate working space and confined space working conditions in the shafts. (deduct \$1,078.92)
- The internal condition of the existing chilled water risers was assessed after demolition of the existing equipment. The engineering consultant recommends replacement while the shafts are accessible. The existing piping may last another 5-10 years but will cost more to replace because of the lack of access when the shaft walls are rebuilt. (add \$25,640.99)
- The domestic cold water main in the basement is near failure and needs replaced. (add \$30,613.27)
- Due to the requirements of the DMWW and the age of the existing equipment, modifications to the layout and replacement of equipment and piping are required. (add \$17,624.18)
- New layout of toilets and urinals in the first floor restrooms does not allow for the re-use of the existing piping for water supply, venting, or sewer. (add \$18,403.03)
- Two (2) locations with sinks in staff areas did not meet the requirements of ADA. (add \$2,322.81)
- The City has an ongoing contract for HVAC equipment water treatment service and maintenance. The specifications included one (1) year of service by the contractor installing the new equipment in City Hall which would duplicate the service. (deduct \$409.05)
- An abandoned pipe was discovered in one (1) of the shafts and needs to be removed due to conflicts with new pipe being installed in the shaft. (add \$3,910.86)
- With the changes to the water service entrance and the age of the existing equipment, replacement of the pressure reducing valve, associated shut-off valves, and piping is recommended. (add \$4,310.42)

Due to the extensive scope of work, a total of 41 calendar days will be added to the contract completion date.

**PREVIOUS COUNCIL ACTION(S):**

Date: June 13, 2016

Roll Call Number: [16-1008](#)

Action: [On](#) City Hall Improvements: approving plans, specifications, form of contract documents, Engineer's estimate, receive and file bids and designating lowest responsible bidder as Henning Paric Commercial, LLC (Kevin Walker, President), \$5,528,425. ([Council Communication No. 16-313](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

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