

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	May 22, 2017
	Agenda Item No.	8
	Roll Call No.	<u>17-0851</u>
	Communication No.	<u>17-442</u>
	Submitted by:	Jim M. Hoff, Facilities Manager, and Pamela S. Cooksey, P.E., City Engineer

AGENDA HEADING:

Approving Change Order No. 1 with TNT Tuckpointing and Building Restoration, LLC for additional work on the City Hall and Police Station Facade Improvements project, in an amount not to exceed \$265,540.

SYNOPSIS:

Recommend approval of Change Order No. 1 in an amount not to exceed \$265,540 with TNT Tuckpointing and Building Restoration, LLC, Joshua L. Smyser, Member, 202 Iowa Street, Stockton, Iowa, 52769, for additional work that was not identified in the bidding documents and additional repairs at the City Hall and the Police Station.

FISCAL IMPACT:

Amount: \$265,540

Funding Source: 2017-2018 CIP, Page Building - 9, Municipal Building Improvements, BL085, \$161,100 from the debt service reserve fund; and the balance remaining \$104,440.13 paid by RDG Planning and Design. The cost-sharing arrangement with RDG Planning and Design is explained in the next section.

ADDITIONAL INFORMATION:

- On January 9, 2017, by Roll Call No. 17-0076, City Council awarded a contract to TNT Tuckpointing and Building Restoration, LLC for the City Hall and Police Station Façade Improvements project.

Change Order No. 1 described below is presented for City Council approval.

Change in Quantities:

- The work required to repair or replace deteriorated mortar (tuck-pointing or repointing) between stones on the exterior stone of City Hall and the Police Station exceeded the estimated quantities identified in the bidding documents. The consultant, RDG Planning and Design, established the unit bid quantities, but failed to identify and account for the entire scope of work required. Actual quantities were expected to vary from the estimate, but not to the extent experienced in this instance. The total cost for added repointing is \$217,760.50; \$149,257.80

was for City Hall and \$68,502.70 was for the Police Station. RDG spent five (5) days on a lift inspecting the existing conditions of the two (2) buildings.

- The change in quantities would normally be expected to be approximately 10% of the original quantity. The original quantity established by RDG resulted in additional quantities that increased the cost of the repointing work items by more than 40%. RDG Planning and Design acknowledges the mistake in calculating the quantity of work needed and has offered to offset Change Order No. 1 costs amounting to \$104,440.13 (48%), by reducing \$50,000 of fees remaining in the professional services agreement for the project and paying for the remaining \$54,440.13 (25%) of the additional tuck-pointing.

Other Changes:

- Change Order No. 1 also includes quantity deducts, stone consolidation repair, anchor hole patching, additional stone repairs associated with the west step replacement project at the Police Station, and additional interior stone repair and cleaning at City Hall that was not evident until furniture and equipment had been removed. This portion of the change order is \$47,779.50.

PREVIOUS COUNCIL ACTION(S):

Date: January 9, 2017

Roll Call Number: [17-0076](#)

Action: [On](#) City Hall and Police Façade Improvements: approving plans, specifications, form of contract documents, Engineer's estimate, receive and file bids and designating lowest responsible bidder as TNT Tuckpointing and Building Restoration, LLC (Joshua L. Smyser, member), \$814,131.40. ([Council Communication No. 17-010](#)) Moved by Gatto to adopt; and refer to the City Manager to provide the cost for each building. Motion Carried 7-0.

Date: July 11, 2016

Roll Call Number: [16-1102](#)

Action: [Approving](#) Professional Services Agreement with RDG IA, Inc. d/b/a RDG Planning and Design for design and construction services for City Hall, Armory and Police Station Façade Improvements, not to exceed \$78,022. ([Council Communication No. 16-368](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Change Order No. 2 to finalize quantities, address stone consolidation at the Police Station, and deduct items not performed.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Administration Building, 400 E. Court Avenue Ste.116. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.