

ITEM # 39a
DATE 08-13-13

COUNCIL ACTION FORM

SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT REVISED CHANGE ORDER NO. 4 WITH A&P/SAMUELS GROUP

BACKGROUND:

Change Order #4 to the library's contract with A&P/Samuels Group, which was approved by City Council on July 9, 2013, included an extra \$1,500 for changes to an elevator ceiling that had already been included in Change Order #3. Therefore, Change Order #4 should have only included the following five items:

1. Add \$2,832 to cut down existing piers in Youth Services area on the south end of the building;
2. Add \$15,128 to demolish and reconstruct an unsalvageable west wall;
3. Deduct \$65,663 by removing the replacement of the wood windows from the scope of work;
4. Add \$8,211 to repair existing brick walls on the south end of the building;
5. Add \$16,778 for structural work needed for relocation of the kitchenette in the historic section.

Change Order #4 should decrease the A&P/Samuels Group contract sum by \$22,714 (rather than by \$21,214 as was previously approved). Upon approval, the contract sum with Change Orders #1, #2, #3, and revised #4 will be \$12,521,573.

At its special meeting on August 8, 2013, the Library Board of Trustees considered this matter and voted to recommend that the City Council approve Revised Change Order #4 for the correct amount.

ALTERNATIVE:

1. Approve Revised Change Order #4 for a reduction of \$22,714 in A&P/Samuels Group's overall contract sum.
2. Do not approve Revised Change Order #4.

MANAGER'S RECOMMENDED ACTION:

The extra \$1,500 for changes to an elevator ceiling that was included on the change order submitted to the Council were already included on approved Change Order #3, so this correction is necessary. The A&P/Samuels contract as summarized to date appears below:

Original Contract Sum	\$	12,543,350.00
Net change with Change Orders 1 through 3	\$	937.00
Contract sum prior to Change Order 4	\$	12,544,287.00
Change in Contract Sum with Revised Change Order #4	\$	-22,714.00
New Contract Sum including Revised Change Order #4	\$	12,521,573.00

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Revised Change Order #4 for a reduction of \$22,714 in A&P/Samuels Group's overall contract sum.