

**COUNCIL ACTION FORM**

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT CHANGE  
ORDER NO. 5 WITH A&P/SAMUELS GROUP**

**BACKGROUND:**

As progress continues on the Library Renovation and Expansion Project, the Library Board requests approval of Change Order #5 for eight (8) modifications to the contract with A&P/Samuels Group, A Joint Venture. The combined cost of these modifications exceeds the threshold for departmental approval, so City Council approval is requested for the following items:

- 1) Add \$22,387 for dimmable vestibule and lobby lighting and related equipment;
- 2) Add \$14,766 to improve structural stability of the south wall of the 1904/1940 section, which was damaged during demolition of the 1907 addition in 1983;
- 3) Add \$5,257 for a new door and door hardware in the telecommunications room; (This door installation replaces originally-planned demolition of a wall that was found to be supporting a concrete floor.)
- 4) Add \$11,432 for structural repair work to an existing load-bearing wall in a seminar room that was improperly supported in 1984;
- 5) Add \$1,277 for book drop and study room revisions;
- 6) Add \$6,539 to correct existing structural problems in the 1940 Gallery and corridor walls;
- 7) Add \$11,532 for replacement of steel columns at the north end of the 1984 addition which were not continuous from the floor to the roof, as the contract documents had assumed;
- 8) Add \$5,892 to connect an undocumented 8" line into the new 15" storm sewer, with routing around an existing concrete pier.

Items 2, 3, 4, 6, 7, and 8 in the list above address unforeseen conditions and important structural issues that were discovered as construction proceeded. Items 1 and 5 are the first changes that reflect owner preferences.

Item 1, Lighting Revisions: In order to comply with standards for Leadership in Energy and Environmental Design (LEED) lighting reduction credit, the lobby and vestibule lighting needs to either be turned off fully or dimmed to 50% of the typical light level between the hours of 11 p.m. and 6 a.m. While the library had expressed a desire for the building to maintain a glow effect in the plaza throughout the night, the contract documents called for turning the lights off completely in order to both satisfy the requirement for the LEED lighting reduction credit and reduce costs as much as possible to increase the likelihood of bids for the project coming in under budget.

The Library is now well positioned from a financial standpoint, and the Library Board has revisited the idea of dimming the lobby and vestibule lights overnight, rather than extinguishing them completely. The Board is disinclined to create a dark corner. It believes that lighting will improve safety at the bus stops on Douglas Avenue and that it is important for the building to maintain an aesthetic appeal even when closed.

The Library Board realizes that leaving the lobby and vestibule lights on full power all night is also an option and would not necessitate a change order; however, the result would be less aesthetically pleasing, energy costs would be greater, and LEED points would be forfeited.

Item 5, Book Drop and Study Room Revisions: While reviewing the building plans, members of library staff asked that the book drop inside the main entryway be removed after concluding that it would disrupt the flow of pedestrian traffic. Exterior book drops will remain outside the front door.

On the second floor, space that was originally identified for a private uses and microfilm storage and viewing has been redesigned to create a den-like area and a smaller room that will be open to the public. The redesigned area may be used as a reading room, for programming, or for a “makers’ space” (where people come to the library to create things). Ultimately, the revised design better satisfies the library’s objective of maximizing flexibility and adaptability.

After reviewing these requests at its special meeting on August 8, 2013, the Library Board voted to recommend that the City Council approve Change Order #5. **Change Order #5 results in a cost increase of \$79,082.**

**After approval of Change Order #5, the total new A&P/Samuels contract sum will be \$12,600,655 and the reserved change order allowance will be \$942,695.**

#### **ALTERNATIVES:**

1. Approve Change Order #5, which includes lighting revisions, improvements to the 1904/1940 south wall, a door and door hardware in the telecommunications room, structural repair in a seminar room, book drop and study room re-design, structural repair in the 1940 gallery and corridor, steel column replacement at the north end of the 1984 addition, and revisions to underground utility locations.
2. Do not approve Change Order #5.

#### **MANAGER’S RECOMMENDED ACTION:**

Change orders are to be expected with a building project as complex as the Library’s Renovation and Expansion. While the structural and pragmatic changes conform to best building practices, this change order also includes the first requests based on owner preferences. Management believes the options selected by the Library Board are

consistent with the community's expressed desire to have a functional, aesthetically pleasing, LEED-certified public building. Funds are available within the project budget for these changes and the project timeline will not be affected.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #5, which includes lighting revisions, improvements to the 1904/1940 south wall, a door and door hardware in the telecommunications room, structural repair in the seminar room, book drop and study room re-design, structural repair in the 1940 gallery and corridor, steel column replacement at the north end of the 1984 addition, and revisions to underground utility locations.



**AIA® Document G701™ – 2001**

**Change Order**

<b>PROJECT (Name and address):</b> Ames Public Library 515 Douglas Avenue Ames, Iowa 50010	<b>CHANGE ORDER NUMBER:</b> 005 <b>DATE:</b> August 1, 2013	<b>OWNER:</b> <input checked="" type="checkbox"/> <b>ARCHITECT:</b> <input checked="" type="checkbox"/> <b>CONTRACTOR:</b> <input checked="" type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO CONTRACTOR (Name and address):</b> A&P/Samuels 311 Financial Way, Suite 300 Wausau, WI 54401	<b>ARCHITECT'S PROJECT NUMBER:</b> 2009010.00 <b>CONTRACT DATE:</b> November 27, 2012 <b>CONTRACT FOR:</b> General Construction	

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

- Increase contract sum \$22,387 for dimmable vestibule and lobby lighting and misc. lighting revisions.
- Increase contract sum \$14,766 for aesthetic and structural improvements to South Wall per ASI-005.
- Increase contract sum \$5,257 for new door per CCD-001 and revisions to door hardware.
- Increase contract sum \$11,432 for structural repair work to existing bearing wall at Seminar Room #204 per ASI-009.
- Increase contract sum \$1,277 for book drop and study room revisions per PR-010.
- Increase contract sum \$6,539 for structural repair in Gallery and Corridor per PR-011.
- Increase contract sum \$11,532 for steel column replacement at north end of 1984 addition per CCD-003.
- Increase contract sum \$5,892 for revisions to underground utility locations due to unknown existing conditions.

The original Contract Sum was	\$ 12,543,350.00
The net change by previously authorized Change Orders	\$ -21,777.00
The Contract Sum prior to this Change Order was	\$ 12,521,573.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 79,082.00
The new Contract Sum including this Change Order will be	\$ 12,600,655.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is May 31, 2014

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

<u>Meyer Scherer &amp; Rockcastle, Ltd.</u> <b>ARCHITECT (Firm name)</b>	<u>A&amp;P/Samuels</u> <b>CONTRACTOR (Firm name)</b>	<u>City of Ames, Iowa</u> <b>OWNER (Firm name)</b>
<u>710 South Second Street 7th Floor, Minneapolis, MN 55401</u> <b>ADDRESS</b>	<u>311 Financial Way, Suite 300, Wausau, WI 54401</u> <b>ADDRESS</b>	<u>515 Clark Avenue, Ames, IA 50010</u> <b>ADDRESS</b>
<u></u> <b>BY (Signature)</b>	<u></u> <b>BY (Signature)</b>	<u></u> <b>BY (Signature)</b>
<u>Kate Michaud</u> <b>(Typed name)</b>	<u></u> <b>(Typed name)</b>	<u></u> <b>(Typed name)</b>
<u>August 1, 2013</u> <b>DATE</b>	<u></u> <b>DATE</b>	<u></u> <b>DATE</b>