

**COUNCIL ACTION FORM**

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT  
CHANGE ORDERS NO. 6 AND 7 WITH A&P/SAMUELS GROUP**

**BACKGROUND:**

Progress continues on the Library Renovation and Expansion project. Eleven changes are being requested in Change Orders No. 6 and No. 7. City Council approval is requested because the combined cost of these change orders exceeds \$50,000.

Change Order #6 was approved by the City Manager's staff on October 1, 2013, in the amount of \$31,871. It included the following items:

- 1) Add \$7,316 for 1904 floor demolition in a weak area of the northeast corner;
- 2) Add \$14,519 for additional work on the north stair ceiling;
- 3) Add \$3,969 for new steel columns;
- 4) Add \$1,962 for additional electrical work;
- 5) Add \$998 for resetting an exterior stone window sill; and
- 6) Add \$3,107 for additional elevator demolition.

Change Order #7 in the amount of \$21,637 has now been presented to the library. Five contract changes are itemized as follows:

- 1) Add \$285 for self-check station design changes, drinking fountain revisions, and additional data ports and speakers;
- 2) Add \$4,282 for miscellaneous structural work;
- 3) Add \$8,062 for additional lighting controls and revisions to mechanical ducts;
- 4) Add \$1,005 for new glazing on north stair steel windows; and
- 5) Add \$8,003 for roller shades in seminar rooms.

The following table provides a glance at the Samuels Group's contract to date:

Original Contract Sum	\$12,543,350
Net changes authorized through Change Order #5	57,305
Contract Sum after processing of Change Order #5	12,600,655
Contract Sum increase by approval of Change Orders #6 and #7	53,508
New Contract Sum including Change Orders #6 and #7	12,654,163

The contractor's change order allowance after approval of Change Order #5 was \$942,695. With approval of Change Orders # 6 and #7, **the remaining amount reserved for potential change orders will be \$889,187.** The Library Board of Trustees has been apprised of these changes and the Library's Building Project Committee recommends approval.

**ALTERNATIVE:**

1. Approve Change Orders #6 and #7 with A&P/Samuels Group, A Joint Venture, to allow for necessary floor demolition, work on the north stair ceiling, new steel columns, certain design changes, additional electrical work, structural work, lighting controls, revisions to mechanical ducts, new glazing on steel windows, roller shades in seminar rooms, resetting of a stone window sill, and additional elevator demolition for a total added cost of \$53,508.
2. Do not approve Change Orders #6 and #7.

**MANAGER'S RECOMMENDED ACTION:**

The requested Change Orders address a variety of items that have arisen during progress on the Library's Renovation and Expansion Project. Certain aspects, such as the need to replace a section of the floor in the oldest part of the building and replacement of unstable steel columns, address conditions that could not be foreseen. Other items are reasonable requests that ensure the project is completed in the most professional and structurally sound manner, and to ultimately meet the community's needs.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving General Contractor Change Orders #6 and #7 with A&P/Samuels Group, A Joint Venture, for a total added cost of \$53,508.