

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT
CHANGE ORDER NO. 10 WITH A&P/SAMUELS GROUP**

BACKGROUND:

The City Council is being asked to approve Library Renovation and Expansion Project Change Order #10 with A&P/The Samuels Group. This request includes the following items for a total increase in the contract sum of \$56,043.

- 1) Add \$4,433 to create a passageway for book trucks through a load-bearing wall in the Volunteer Services Area.
- 2) Add \$2,713 for additional plywood backing for artwork in the entry vestibule, ductwork revisions to meet LEED requirements, and exit sign revisions in the north stairway to meet code requirements.
- 3) Add \$15,729 for new window and column enclosures in the Automated Materials Handling (AMH) Room, a new sink in Technical Services Storage Room, and additional power and data receptacles in study rooms.
- 4) Add \$24,054 for flooring revision, additional power and data receptacles, additional wireless access points, and column wrap at Smyles Bench in the Youth Services area.
- 5) Add \$2,213 for additional steel for structural support of the vestibule curtain wall.
- 6) Add \$6,901 for additional demolition, backfilling, grading, and excavation for utility work in alley.

A summary of the Samuels Group's contract to date appears below.

Original Contract Sum	\$ 12,543,350
Net changes authorized by Change Orders #1-9	\$ 177,672
Contract Sum after processing Change Order #9	\$ 12,721,022
Contract Sum increase by approval of Change Order #10	\$ 56,043
New Contract Sum including Change Order #10	\$ 12,777,065

After processing Change Order #9, the allowance reserved for potential change orders was \$822,328. With approval of Change Order #10, the Samuels Group's change order allowance will be \$766,285. The Library Board of Trustees considered this request at a special meeting on January 9, 2014, and adopted a resolution recommending Council approval of Change Order #10 in the amount of \$56,043.

ALTERNATIVES:

1. Approve Change Order #10 with A&P/Samuels Group, A Joint Venture, to allow for changes to a load-bearing wall in Volunteer Services; additional plywood wall backing, duct revisions, and exit sign revisions in the lobby; new window and column enclosures in the AMH room, a sink in the Technical Services storage room, and receptacles in study rooms; flooring revisions, additional receptacles, wireless access points, and a column wrap in the Youth Services Area; additional steel to support the glass curtain wall in the vestibule; and additional demolition, backfilling, grading and excavation for utility work in the alley, all for an increase in the contract sum of \$56,043.
2. Do not approve Change Order #10.

MANAGER'S RECOMMENDED ACTION:

Change Order #10 addresses miscellaneous issues that have arisen during the course of the Library's Renovation and Expansion Project. All the requests appear to be reasonable. The structural changes described in items 1, 2, 5, and 6 resulted from new information gained, complications encountered, engineers' specifications, or code requirements that must be met. Items 3 and 4 pertain to interior features that will accommodate equipment needed in staff work areas and will provide suitable flooring, power, data, and wireless access in areas where the floor plan was altered to increase the amount of space to be used by the public.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Library's General Contractor Change Order #10 with A&P/Samuels Group, A Joint Venture, in the amount of \$56,043.