

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT
CHANGE ORDER NO. 16 WITH A&P/SAMUELS GROUP**

BACKGROUND:

The City Council is being asked to approve Change Order #16 with A&P/The Samuels Group for the Library Renovation and Expansion Project. While this change order will only result in a total increase of \$19,222 in the contract sum, the absolute value of all additions and deletions since the Council's last contract review exceeds \$50,000. The following items are included in Change Order No. 16:

- 1) Add \$13,417 for additional electrical work associated with motorized shades;
- 2) Add \$492 for audio-video equipment revisions in second-floor meeting rooms;
- 3) Add \$416 for additional corner guards and picture rail;
- 4) Add \$6,173 for code-required venting for the oil tank in Elevator 2.
- 5) Deduct \$1,276 for elimination of solid surfacing material for a soffit in Youth Services.

A summary of The Samuels Group's contract cost history appears below.

Original Contract Sum	\$ 12,543,350
Net changes authorized by Change Orders #1-15	\$ 543,905
Contract Sum after processing Change Order #15	\$ 13,087,255
Contract Sum increase by approval of Change Order #16	\$ 19,222
New Contract Sum including Change Order #16	\$ 13,106,477

After processing Change Order #15, the allowance reserved for potential change orders was \$456,095. With approval of Change Order #16, the Samuels Group's change order allowance will be \$436,873. The Library Board's Building Project Committee has reviewed these requests and recommends that the City Council approve Change Order #16, which will result in a net increase of \$19,222 in the Samuels Group contract.

ALTERNATIVES:

1. Approve Change Order #16 with A&P/Samuels Group, A Joint Venture, for additional electrical work, audio-video equipment, corner guards, picture rail, and elevator oil tank venting, and for deletion of solid surfacing material for a soffit in the Youth Services area, all for a net increase in the contract sum of \$19,222.
2. Do not approve Change Order #16.

MANAGER'S RECOMMENDED ACTION:

Change Order #16 requests revisions to The Samuels Group's scope of work that are indicated as the library's interior nears completion. After approval of the requested changes, \$436,873 will remain in the change order allowance established for the general contractor by the Library Board.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the Change Order #16 for the Library Renovation and Expansion Project with A&P/Samuels Group, A Joint Venture, for a net increase in the contract sum of \$19,222.