

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT
CHANGE ORDER**

BACKGROUND:

The City Council is being asked to approve Change Order #18 with A&P/The Samuels Group for the Library Renovation and Expansion Project. This change order includes the following individual items:

- 1) Deduct \$13,191 for revisions to pricing on board room floor repair.
- 2) Deduct \$8,659 to eliminate unnecessary fireproofing.
- 3) Add \$10,467 for replacement lighting fixtures in the vestibule and lobby.
- 4) Add \$5,309 for applying sealer to cast stone to protect against water and graffiti.
- 5) Add \$24,691 for a hearing induction loop and revised audio/video controls in the auditorium.
- 6) Add \$8,388 for a larger storage cabinet in Youth Services.
- 7) Add \$14,551 for revisions in auditorium storage areas #170 and 182.
- 8) Add \$8,554 for change in Auditorium lighting control system.
- 9) Add \$5,369 for additional bollards, flashing, and walls.
- 10) Add \$212 for plant revisions near windows.
- 11) Add \$292 for wall protection location changes.
- 12) Add \$31,626 for revisions to auditorium storage area #109.
- 13) Add \$5,046 for a smaller door operator that fits above the ceiling at Door # 118
- 14) Add \$2,158 for ceiling changes in The Studio (so as to match ceilings in the rest of the public areas)

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

Original Contract Sum	\$12,543,350
Net changes authorized by Change Orders #1-17	\$610,551
Contract Sum before processing Change Order #18	\$13,153,901
Contract Sum increase by approval of Change Order #18	\$94,813
New Contract Sum including Change Order #18	\$13,248,714

The Library Board of Trustees met in Special Session on Wednesday, September 3, to review these requests. The Board unanimously recommended that the City Council approve Change Order #18. After processing Change Order #17, the allowance reserved for the general contractor's potential construction contract change orders was \$389,449. With approval of Change Order #18, that allowance will now be \$294,636.

ALTERNATIVES:

1. Approve Change Order #18 with A&P/Samuels Group, A Joint Venture, for the revisions detailed above for a net increase in the contract sum of \$94,813.
2. Do not approve Change Order #18.

MANAGER'S RECOMMENDED ACTION:

Change Order #18 addresses necessary revisions to The Samuels Group's scope of work for the final stages of the Library Renovation and Expansion Project. After approval of the requested changes, \$294,636 will remain in the change order allowance established by the Library Board for the general contractor.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #18 for the Library Renovation and Expansion Project with A&P/Samuels Group, A Joint Venture, for a net increase in the contract sum of \$94,813.