

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT
CHANGE ORDER NO. 20 WITH A&P/SAMUELS GROUP**

BACKGROUND:

The City Council is being asked to approve Change Order #20 with A&P/The Samuels Group for the Library Renovation and Expansion Project. This request includes the following items at a total cost of \$36,230:

- 1) Add \$7,324 for staining the 1984 exterior brick;
- 2) Add \$17,324 for additional painting, tuck pointing, and pavers on the exterior of the building;
- 3) Add \$6,989 for installing concrete stoops in lieu of pavers at the entrances; and
- 4) Add \$4,593 for miscellaneous electrical work.

The Samuels Group's contract cost history is summarized below.

Original Contract Sum	\$12,543,350
Net changes authorized by Change Orders #1-19	\$752,005
Contract Sum after processing Change Order #19	\$13,295,355
Contract Sum increase by approval of Change Order #10	\$36,230
New Contract Sum including Change Order #20	\$13,331,585

After processing Change Order #19, the allowance reserved by the Library Board for the prime contractor's potential contract change orders was \$247,995. With approval of Change Order #20, the change order allowance will be reduced to \$211,765.

ALTERNATIVES:

1. Approve Change Order #20 with A&P/Samuels Group, A Joint Venture, as detailed above for a net increase in the contract sum of \$36,230.
2. Do not approve Change Order #20.

MANAGER'S RECOMMENDED ACTION:

Change Order #20 requests revisions to The Samuels Group's construction contract for the additional work identified above. The Library staff and project architect have reviewed this request and have recommended approval of the change order.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.