

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT CHANGE
ORDER NO. 22 WITH A&P/SAMUELS GROUP**

BACKGROUND:

The City Council is being asked to approve Library Renovation and Expansion Project Change Order #22 with A&P/Samuels Group. This request includes the following items for a total increase in the contract sum of \$103,641.

- 1) Add \$2,558 to revise exit signs following code official's walk-through, close a gap at the 2nd floor north wall, change wall base from aluminum to vinyl adjacent to terrazzo, and provide edge guard for area rugs.
- 2) Add \$14,106 for new drain tile and sidewalk replacement at the southeast corner of the site due to higher-than-planned Douglas Avenue sidewalk elevation.
- 3) Add \$17,915 for additional keypad locks, one double door with automatic power, additional electrical receptacle at Welcome Desk, and miscellaneous hardware.
- 4) Add \$21,961 for additional power outlets, changes to clock locations, steel tube closure pieces, enlarged area rug and new dutch door in Literary Grounds, chair rail at public seating area on second floor, and glass panel change at Study Rooms.
- 5) Add \$4,624 to provide hold-open arms on 24 doors.
- 6) Add \$1,656 to revise locks on storage rooms.
- 7) Add \$2,696 for a U-shaped bollard at the alley book drop and carpet in a portion of the north auditorium storage area.
- 8) Add \$31,423 for costs related to additional framing at the soffit above the children's bench in the southeast corner, revisions to drywall ceilings in the lower level of 1904 building, revised precast panel at the south end of the building (in lieu of adding a steel column), drywall enclosure for a projection screen, changing the ceiling in second-floor hall ceiling from acoustical to drywall, providing drywall bulkhead and ceiling in used book storage area due to existing conditions, adding new wall and providing infill instead of the existing surface in a first-floor storage area, providing temporary rock fill along sidewalk at the southeast corner for safety measures, adding emergency lights in the basement, changing from galvanized to stainless steel railings at the north stair, relocating picture rail per owner request, providing additional floor sealer on stairway VCT, adding LED light fixtures in the auditorium, providing receptacles for under-counter refrigerators in auditorium closets, adding wall protection at the east book drop, repairing pull-down stairs in second-floor hallway, and revising the ceiling system to be removable at the Youth Services door to the rear corridor.
- 9) Add \$6,702 to provide 3/8" glass at the Adult Services office for added rigidity.

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

Original Contract Sum	\$ 12,543,350.00
Net changes authorized by Change Orders #1-21	\$ 837,240.00
Contract Sum after processing Change Order #21	\$ 13,380,590.00
Contract Sum increase by approval of Change Order #22	\$ 103,641.00
New Contract Sum including Change Order #22	\$ 13,484,231.00

With approval of Change Order #22, the unspent balance of the Samuels Group's change order allowance will be \$59,119.

The Library Board of Trustees discussed pending change order requests at its meeting on February 19, 2015. At that time, it was noted that over \$1 million remains in unspent project funds. Thus, adequate funds remain available for further Renovation and Expansion Project needs. At a special meeting on February 26, 2015, the Library Board adopted a resolution recommending Council approval of Change Order #22, with funding from 2013 bond proceeds.

It is important to note that all costs of this project, including change orders, will ultimately be charged to the Project budget. At the time that the project is closed out a decision will need to be made regarding disposition of the unused balance. At this time, the City Manager believes the most equitable manner to handle this will be to prorate the unspent balance between the debt service fund and the Library donations fund.

ALTERNATIVES:

1. Approve Change Order #22 with A&P/Samuels Group, A Joint Venture, to allow for miscellaneous interior and exterior changes described above for an increase in the contract sum of \$103,641, with payment made from the project budget.
2. Do not approve Change Order #22.

MANAGER'S RECOMMENDED ACTION:

This change order addresses a variety of issues that have arisen in the course of the Library's Renovation and Expansion Project. Some pertain to characteristics of the older portion of the building, new information provided by building inspectors, and the change in the elevation of 5th Street after reconstruction. Experiences gained after opening the building to the public have also yielded information that suggests where modifications should be made. The requested changes will optimize customer comfort, maximize safety, accommodate inspection requirements and existing site characteristics, improve staff efficiency, and help protect walls and floors from everyday wear and tear.

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



AIA Document G701™ – 2001

Change Order

PROJECT (Name and address):	CHANGE ORDER NUMBER: 022	OWNER: <input checked="" type="checkbox"/>
Ames Public Library	DATE: February 24, 2015	ARCHITECT: <input checked="" type="checkbox"/>
515 Douglas Avenue		CONTRACTOR: <input checked="" type="checkbox"/>
Ames, Iowa 50010		FIELD: <input type="checkbox"/>
TO CONTRACTOR (Name and address):	ARCHITECT'S PROJECT NUMBER: 2009010.00	OTHER: <input type="checkbox"/>
A&P/Samuels	CONTRACT DATE: November 27, 2012	
311 Financial Way, Suite 300	CONTRACT FOR: General Construction	
Wausau, WI 54401		

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

1. Increase contract sum \$2,558 per PR-059 for misc. interior changes and deduct for aluminum wall base.
2. Increase contract sum \$14,106 per PR-057 for drain tile at SE corner of site.
3. Increase contract sum \$17,915 per PR-062 for door and hardware revisions.
4. Increase contract sum \$21,961 per PR-063 for misc. interior changes.
5. Increase contract sum \$4,624 per PR-064 for door hardware revisions.
6. Increase contract sum \$1,656 per PR-065 for door hardware revisions.
7. Increase contract sum \$2,696 per PR-066 for new alley bollards and additional carpet.
8. Increase contract sum \$31,423 per costs related to RFIs and owner requested changes.
9. Increase contract sum \$6,702 for revisions to interior glass.

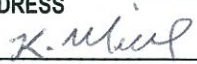
The original Contract Sum was	\$	12,543,350.00
The net change by previously authorized Change Orders	\$	837,240.00
The Contract Sum prior to this Change Order was	\$	13,380,590.00
The Contract Sum will be increased by this Change Order in the amount of	\$	103,641.00
The new Contract Sum including this Change Order will be	\$	13,484,231.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is July 21, 2014

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Meyer Scherer & Rockcastle, Ltd.</u>	<u>A&P/Samuels</u>	<u>City of Ames, Iowa</u>
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
<u>710 South Second Street 7th Floor,</u>	<u>311 Financial Way, Suite 300, Wausau, WI</u>	<u>515 Clark Avenue, Ames, IA 50010</u>
<u>Minneapolis, MN 55401</u>	<u>54401</u>	
ADDRESS	ADDRESS	ADDRESS
<u></u>	<u></u>	<u></u>
BY (Signature)	BY (Signature)	BY (Signature)
<u>Kate Michaud</u>	<u></u>	<u></u>
(Typed name)	(Typed name)	(Typed name)
<u>February 24, 2015</u>	<u></u>	<u></u>
DATE	DATE	DATE