

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER NO. 4 WITH MSR FOR LIBRARY RENOVATION AND ADDITION ARCHITECTURAL CONTRACT

BACKGROUND:

Phase II of the architectural contract for Ames Public Library Renovation and Addition was approved by the City Council on February 28, 2012. The original contract covered professional fees in the amount of \$1,487,325 plus an allowance for reimbursable expenses not to exceed \$40,000. Three contract changes have been approved to date. This request is before City Council now because the cumulative cost of all four change orders will exceed \$50,000.

Change Order No. 4 covers professional services charges for various design changes requested by the Library, including multiple door hardware revisions, the public art pad and associated lighting, under-shelf lighting, brick staining, additional way-finding and shelving signage, and extra power and data receptacles in numerous locations.

A summary of MSR's architectural contract to date appears below.

Original Contract Sum plus allowance for reimbursable expenses	\$1,527,325.00
Net changes authorized by Change Orders #1-3	\$39,526.50
Contract Sum after processing Change Order #3	\$1,566,851.50
Contract Sum increase by approval of Change Order #4	\$15,302.00
New Contract Sum including Change Order #4	\$1, 582,153.50

In recent months, the City Council has approved several change orders for the Library Renovation and Expansion Project contractors to carry out work called for by the design revisions listed above. The contract with MSR (formerly known as Meyer, Scherer & Rockcastle, Ltd.) needs to be updated to reflect the cost of the professional services provided, as well. **Change Order #4 is in response to MSR's request for an additional \$15,302 (\$11,590 for additional architectural services, \$1,697 for landscape architectural services, \$515 for lighting and wiring design services, and \$1,500 for engineering services). Funds are available in the Library's Renovation and Expansion Project budget.**

ALTERNATIVES:

1. Approve Change Order #4 with MSR of Minneapolis, Minnesota, for the Library Renovation and Addition in the amount of \$15,302.

2. Do not approve Change Order #4.

MANAGER'S RECOMMENDED ACTION:

The Library Board of Trustees was advised in May that this Change Order request was forthcoming. The Library Director and Construction Advisor have now reviewed the request and believe it is reasonable. Funds are available in the Library Renovation and Expansion Project Budget, which presently has an unencumbered balance of \$1,041,420.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Change Order #4 to the contract for the Library Renovation and Addition with MSR of Minneapolis, Minnesota, in the amount of \$15,302.