

COUNCIL ACTION FORM

SUBJECT: CITY HALL DOOR REPLACEMENT CHANGE ORDERS

BACKGROUND:

On February 12, 2008, Council approved a design contract with RDG for \$27,000 for replacing the exterior wood doors in City Hall. A grant agreement for a maximum of \$100,000 from the State Historical Society was also approved at this time.

On August 12, 2008, Council approved a construction contract with R. H. Grabau for \$189,258 for installing the new wood doors and hardware.

Before the doors were ordered from Grabau's supplier, several needs arose that led to changes to the project. These changes required additional design work, and effectively put a hold on the project until the impact on the project budget could be determined.

The design and construction project items included the following:

- After the construction contract was awarded, one of the double doors at the west entrance of the building was broken. This particular pair of doors was originally scheduled just to be refinished, since it had been well protected from the elements. However, both of these doors must now be replaced.
- The manner in which this door was broken pointed out how the door closers included in the original contract do not provide for a safe stop control of the doors, and are of a design that permits the door to impact the attachment bracket causing it to either break or come loose from the door frame, or both. It seems prudent to change the door closers to a style which functions better and is less prone to allow door breakage.
- The original contract contained no provision for metal edge guards to protect the doors from impact damage as items are carried or carted in and out of the building. Also, only basic, non-adjustable weather stripping was slated to be installed. Wood doors, especially varnished wood doors, are very high maintenance, plus they expand and contract with changes in temperature and humidity levels. Metal door edge guards with adjustable weather stripping installed at the factory would provide better door protection and allow for adjustment of the weather stripping to improve door function and energy efficiency.
- As originally designed, several sets of double doors were set up for compliance with the Americans With Disabilities Act (ADA) by allowing both doors to open. With the City's stronger emphasis on energy efficiency, it has been determined that this can be changed to have only one door open at the required ADA width and still meet ADA requirements. This will provide lower heating and cooling losses and help maintain better long-term energy efficiencies for the building.

To help offset the higher costs of these changes, staff and the architect identified the following additional offsets:

- The existing solid brass thresholds can be retained and polished versus being discarded and replaced with aluminum thresholds.
- The double doors at the west entrance to the courtyard originally were to be replaced with a single door and two side-lights. It is possible, however, to retain and refinish the existing double doors, which has the added advantage of maintaining wider access, with double doors, to the courtyard for maintenance and other practical purposes.

Two change orders are needed to authorize this work and to continue with installation of the doors. The first has been negotiated at \$8,000 for the architectural contract. Much of this work has already been completed, including a significant amount of interface with the State Historical Society of Iowa to make certain the modified project is still eligible for grant funding. This change order must be approved by Council. The second change order has a net cost of \$21,612 for the construction contract to actually carry out these changes.

The changes to the architectural contract include the following elements:

- Replace west entry doors while retaining and refinishing west courtyard doors
- Redesign door widths and automatic entry mechanisms to save energy while still meeting ADA requirements
- Re-submit new door dimensions to maintain historical grant standards
- Revisit hardware requirements to extend door life and save energy by securing more appropriate door closers, door stops, metal edge guards and weather stripping
- Meet with City staff to develop and review the changes proposed
- Redraw the project plans to accomplish these changes

Most of these architectural services have already been completed in order to obtain the desired project outcome. Project funding is as follows:

Funding Sources:

State Historical Society Grant	\$100,000	
Local Option Tax in CIP FY 2005 – 2009	<u>\$143,775</u>	
Total Funds Allocated		\$243,775

Expenses:

Approved design contract	\$ 27,000	
Proposed change order to design contract	<u>\$ 8,000</u>	
Proposed total design contract		\$ 35,000
Approved construction contract	\$189,258	
Proposed change order to construction contract	<u>\$ 21,612</u>	
Proposed total construction contract		<u>\$210,870</u>
Adjusted Total Project Cost		\$245,870

This funding plan uses all the contingency funds originally identified for this project, plus \$2,065 from next year's \$50,000 City Hall Mechanical and Structural Improvements CIP project. Should unforeseen building repairs surface during the construction phase, those expenses would also be covered from this CIP allocation. No such issues are apparent at this time.

The project completion date originally was scheduled for June 30, 2009. Because the issues above needed to be addressed, that date may need to be extended to provide sufficient time for the door manufacturer to fabricate, finish, and deliver the doors, and for the contractor to install them. The contractor has indicated he would need 60 days from the time the doors are delivered to complete this project; with door delivery projected to be around June 1, 2009.

ALTERNATIVES:

1a) Approve a change order for \$8,000 on the design contract with RDG, bringing the total design contract to \$35,000;

1b) Approve a change order for \$21,612 on the contract with R.H. Grabau, bringing the total construction contract to \$210,870;

1c) Approve moving the project completion date back 60 days (estimated to be August 1, 2009) after the doors are delivered; and

1d) Approve up to \$5,000 from the 2009-10 City Hall Improvements CIP project to cover the \$2,065 additional cost that has been identified above, plus any additional contingency that might be needed for this project.

2. Reject the proposed change orders, keep project at original scope of work.

MANAGER'S RECOMMENDED ACTION:

The need for these changes became apparent after assignment of new staff to this project, which brought a greater emphasis on long-term sustainability of the doors, plus other problems became evident when the west entry door was broken. The Director of Fleet Services, building maintenance staff, and City Manager have thoroughly reviewed these changes and have determined they are in the best long-term interest of the City for this project. The completed project will maintain ADA requirements, meet Historical Grant requirements, and will now provide for better energy efficiency and less maintenance issues with the door hardware. **Therefore, it is the Manager's recommendation that Council adopt Alternative #1 as outlined above.**