

COUNCIL ACTION FORM

SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT CHANGE ORDER #4 WITH A&P/SAMUELS GROUP

BACKGROUND:

The Library's renovation and expansion construction began in January 2013. Since that time the project has been moving along well and has encountered very little work needed beyond the anticipated scope. One of the first change orders was to remove the historic treatment specialist from the A&P/Samuels Group contract, the Library's General Contractor.

However, with the recent City Council decision to keep the historic wood windows, the project has now met the threshold for a change order to be issued to A&P/Samuels Group. The change order includes the following adds and deducts that total more than \$50,000 and therefore must be approved by the City Council:

- 1) Add \$1,500 to upgrade proposed interior elevator lighting
- 2) Add \$2,832 to cut down existing piers in Youth Services area on the south end of the building
- 3) Add \$15,128 to demolish and reconstruct unsalvageable west wall
- 3) Reduce \$65,663 by removing the replacement of the wood windows**
- 5) Add \$8,211 to repair existing brick walls on the south end of the building
- 6) Add \$16,778 for structural work needed to replace existing brick walls in historic section of the Library to facilitate relocation of kitchen

The total for change order #4 is reduction of \$21,214. The contract with A&P/Samuels was originally approved at \$12,543,350.

Change order #1 through #3 total \$937. With change order #4 A&P/Samuels revised contract amount is \$12,523,073. (See attached Project Cost Summary)

The overall project as of June 13, 2013 has an additional contingency of \$1,208,890 and those dollars will be used in part for the additional cost for the window restoration project, which is outside of the original scope of the A&P/Samuels contract.

The Library Board of Trustees will consider this change order request at its special meeting on July 8, 2013.

ALTERNATIVE:

1. Approve change order #4 to upgrade elevator lighting, eliminate existing piers in the Youth Services area, reconstruct the west wall, remove wood window replacement, and repair existing brick in multiple locations.
2. Do not approve change order #4 for to upgrade elevator lighting, eliminate existing piers in the Youth Services area, reconstruct the west wall, remove wood window replacement, and repair existing brick in multiple locations..

MANAGER'S RECOMMENDED ACTION:

The Library Renovation and Expansion project has been moving along well. The requested change order #4 will help address several important structural issues that have been uncovered and will eliminate the wood window replacement from the A&P/Samuels Group contract. This keeps the project working toward the goals set forward by the Library Board of Trustees and City Council for this major community project. **Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving Library's General Contractor Change Order #4.**

Project Cost Summary

INTEGRITY
CONSTRUCTION

623 East Lincoln Way

Ames, Iowa 50010

6/13/2013

Project: Ames Public Library
Ames, Iowa
Architect: MS&R Architects

No.	Scope of Work/Description	Amount	Remarks
1	Construction Costs		
1.01	Prime General Contractor - Original Contract Amount	\$ 12,543,350	A&P / Samuals, a Joint Venture Wausau, Wisconsin
2	Construction Change Orders		
2.01	Changes Through Change Order No: 3	937	
	Subtotal	\$ 12,544,287	Current Contract Amount
3	Change Order Allowance		
3.01	Current Amount Reserved for Potential Change Orders	8.0% 999,063	
	Total Construction Costs	\$ 13,543,350	
4	Professional Services	1,865,714	
4.01	Professional Design Services - Main Project	\$1,260,755	MS&R Architects
4.02	Professional Services for Furnishings	205,570	MS&R Architects
4.03	Reimbursable Expenses	40,000	
4.04	Printing of Bid Documents	15,000	Action Reprographics
4.05	Phase 1 Environmental Study	19,200	Terracon Consultants
4.06	Code Related Testing During Construction	94,423	Allender Butzke Engineers
4.07	Geotechnical Soil Investigation	5,760	Allender Butzke Engineers
4.08	Topographical Survey	6,250	CGA
4.09	LEED Building Commissioning Services	49,879	Cornerstone Commissioning
4.10	LEED Application Fees	12,000	
4.11	Construction Advisor	133,400	Integrity Construction thru CO#1
4.12	Construction Documentation	23,477	Multivista
	Subtotal	\$ 15,409,064	
5	Owner Costs	3,262,046	
5.01	Furnishings, Including Installation	\$2,150,000	MS&R Budget updated 11-26-12
5.02	Book Security System	50,000	
5.03	Book Depository Equipment	27,000	
5.04	Library Signage	138,000	MS&R Budget 11-26-12
5.05a	Asbestos Abatement Design & Testing	56,691	Terracon Consultants thru CO#1
5.05b	Asbestos Abatement Contractor Costs	64,055	Abatement Specialties CO#2
5.06a	Moving Costs From Existing Library	5,000	
5.06b	Moving Costs To New Library	10,000	
5.07a	Temporary Location - Lincoln Center	414,300	Rent for 21 months
5.07b	Temporary Location - 809 E. Lincoln Way	47,000	Rent for 24 months
5.07c	Temporary Location Misc. Expense	40,000	Approx. \$14,000 spent to date
5.08	Automated Materials Handling System	260,000	Transferred from City CIP Budget
5.09	Wood Window Restoration		
	Subtotal	\$ 18,671,110	
6	Project Contingency	6.5% 1,208,890	
	Current Project Budget	\$ 19,880,000	Based on Cash on Hand 4/15/13
7	Outstanding Pledges & Fundraising	205,000	
	Total Project Budget	\$ 20,085,000	

Footnote: Additional items to be added to project scope based on fundraising efforts include A/V equipment for meeting rooms, computers, network equipment, and video surveillance.