

**COUNCIL ACTION FORM**

**SUBJECT:**    **CHANGE ORDER NO. 1 – SCOTT PETERSEN CONSTRUCTION**

**BACKGROUND:**

On August 13, 2013, Scott Petersen Construction, Inc. was awarded a contract for restoration of the original wood windows in the 1904 and 1940 sections of Ames Public Library. The contractor has stripped the exterior paint and primed all of the accessible lower level windows and recently started restoration of the interior sashes. At the end of September, Mr. Petersen reported that approximately two-thirds of the wood window sashes have “excessive varnish/shellac/tobacco residue build-up, which visibly resembles ‘alligator’ texture and accumulated ‘pilling or dripping’ on the interior wood surface.” The surface film is not conducive to sanding. Mr. Petersen highly recommended complete stripping of the interior finish down to bare wood on the affected window sashes.

Mr. Petersen met with the Library’s architect and construction advisor to review this situation and re-examine the bid specifications. The specifications for surface preparation of interior surfaces are found in Section 090190, 3.2(A). As stated in Addendum I, they instruct the contractor to “remove surface films that will prevent proper adhesion” and “remove loose, blistered, or otherwise defective finish; smooth edge with sandpaper.” Nowhere do the specifications call for complete stripping, a process that would undoubtedly call for more work than “smoothing edges with sandpaper.”

Mr. Petersen explained that there is separation between layers of shellac and varnish that were applied without proper cleaning over many years. Simply “removing surface films” is nearly impossible because sanding causes the layers to gum up. He believes that the City will not be happy with the end result unless the affected sashes are stripped to bare wood.

The Library Board considered this matter during a special meeting on October 10, 2013. The Board agreed that this proposal represents a change to the scope of the contract. The Board also noted that it desires the wood windows to have a uniform appearance; it is not interested in any result that is less aesthetically pleasing than that which could have been achieved with complete window replacement. **Therefore, a resolution was adopted requesting that the City Council approve Change Order No. 1 for Scott Petersen Construction, Inc. to allow for complete stripping of the interior wood finish on 57 large window sashes and 31 small window sashes at a cost of \$38,250. This change would bring the total contract cost to \$164,110. The budget for the wood window restoration was set at \$125,860. The additional cost for Change Order No. 1 will come from project contingency of \$1,107,227.**

**ALTERNATIVES:**

1. Approve Change Order No. 1 approval of Change Order No. 1 for Scott Petersen Construction, Inc. in the amount of \$38,250 to allow for complete stripping of the interior wood finish on 57 large window sashes and 31 small window sashes at Ames Public Library.
2. Reject the Library Board's recommendation; deny Change Order No. 1.

**MANAGER'S RECOMMENDED ACTION:**

The Library's restoration contractor, architect, construction advisor, and Board of Trustees have concluded that that a "sand and finish" approach will not provide proper or aesthetically pleasing restoration to all of the original wood windows. Since the decision was made to preserve them, it would not make sense to embark on the project and end up with a poor result.

While the original bid documents for the Wood Window Restoration Project should perhaps have been more specific, it is agreed that they do not call for stripping all stain and varnish. Staff believes it is conceivable that any contractor who bid on this project could potentially be requesting this change order. It is worth noting that the total cost of Scott Petersen Construction's contract, including Change Order No. 1, will be more than \$51,000 below the second-lowest bid that was received.

Therefore, it is the recommendation of the City Manager that the City Council approve Change Order No. 1 with Scott Petersen Construction, Inc. in the amount of \$38,250 to allow for complete stripping of the interior wood finish on 57 large window sashes and 31 small window sashes at Ames Public Library.