

COUNCIL ACTION FORM

**SUBJECT: LIBRARY RENOVATION AND EXPANSION PROJECT –
CHANGE ORDER NO.11 WITH A&P/SAMUELS GROUP**

BACKGROUND:

The City Council is being asked to approve Change Order #11 with A&P/The Samuels Group for the Library Renovation and Expansion Project. Change Order #11 provides solutions to problems in the 1940 section of the Library that were discovered after renovation work began and must be corrected to provide a solid, renovated facility. This request includes the following four tasks, which will result in an increase in the contract sum of \$229,929:

- 1) Add \$34,427 to install trench drains, new tile and sump pumps to manage groundwater infiltration in the basement of the 1940 building. Prior work to seal the exterior wall did not remediate the issue completely. This work will eliminate standing water by directing the flow into sump pumps.
- 2) Add \$62,694 for structural steel columns to provide permanent support for the floor of the future Board Room (formerly known as the Founders' Suite). The floor of the former Founders' Suite, which deflected after the shelving uprights in the room beneath it were removed, must be re-leveled and permanently supported.
- 3) Add \$17,742 to provide a temporary roof over the 1940 building while any locations in need of repair are located, and to protect the building while the new metal deck is installed.
- 4) Add \$115,066 for a new metal deck that will be attached to the steel joists of the 1940 roof to provide structural support for the new roof. Stronger decking material than presently exists in the 1940 roof is required for anchoring the new, energy-efficient roof.

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

Original Contract Sum	\$12,543,350
Net changes authorized by Change Orders #1-10	\$ 233,715
Contract Sum after processing Change Order #10	\$ 12,777,065
Contract Sum increase by approval of Change Order #11	\$ 229,929
New Contract Sum including Change Order #11	\$ 13,006,994

In planning for the renovation and expansion project, the library allocated \$12,543,350 for construction costs to be borne by the single prime contractor as well as \$1,000,000

for potential change orders. As shown above, the Samuels Group's contract amount after processing Change Order #10 is now \$12,777,065, leaving \$766,285 in reserve for potential construction cost change order requests. With approval of Change Order #11, the construction cost change order allowance will be reduced to \$536,356. The Library Board of Trustees considered this request at its regular meeting on January 16th, 2014, and adopted a resolution recommending Council approval of Change Order #11 in the amount of \$229,929.

ALTERNATIVES:

1. Approve Change Order #11 with A&P/Samuels Group, A Joint Venture, to allow for basement waterproofing, trench drains, and sump pumps; structural repairs to the Board Room floor; a temporary rubber roof; and roof deck repair of the 1940 building for an increase in the contract sum of \$229,929.
2. Do not approve Change Order #10.

MANAGER'S RECOMMENDED ACTION:

The changes requested as part of Change Order #11 will address problems that were uncovered in the 1940s building as part of the ongoing renovations. The Library Renovation and Expansion project is scheduled to be completed late summer 2014.

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 #11 with A&P/Samuels Group, A Joint Venture, in the amount of \$229,929.