City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJP-W

DATE: January 23, 2019

SUBJECT: Carroll Public Library/Carroll City Hall
Change Order No. 2

During demolition at the Library site and the future City Hall site, there were a number of items were discovered that were not included in the Contract and were found necessary to complete in order to continue contract work. The items are detailed in the attached, proposed Change Order No. 2 and summarized as follows:

Column Modifications at City Hall	$ 2,264.00
Existing Mechanical Shafts Changes at Library	$ 2,132.00
MidAmerican Energy Power service change at City Hall	$ 6,887.00
Factory Finish Wood Doors at City Hall	$ 1,437.00
New Water Lines to PD & Elevator Landing at Library	$ 19,932.00
Moving of Structural Braces at Library	$ 2,933.00
Add whole building Surge Protection at Library	$ 2,706.00
Chamber Ceiling & Sidelights changes at City Hall	$ 2,568.00
Brick over old Night Deposit at City Hall	$ 830.00
Door & Hardware Modifications at City Hall	$ 5,025.00
Additional Footage on Helical Anchors at Library	$ 7,995.00
Revised Pad Footing at Library	$ 1,742.00
Total Change Order No. 2	$ 56,451.00

The proposed Change Order No. 2 also adds 8 days to the Contract for Completion of the City Hall portion of the project and 11 days for the Library portion of the project. The new completion date of City Hall is August 21, 2019 and the Library completion date is November 11, 2019 at this time.

1869 Carroll 2019
150 YEARS

The effect of the proposed Change Order No. 2 on the Contract is as follows:

	Cost	City Hall Completion Date	Library Completion Date
Original Contract	$ 4,526,100.00	August 2, 2019	October 25, 2019
Change Order No. 1 (Approved)	$ 29,087.00	9 days	0 days
Contract with Change Order #1	$ 4,555,187.00	August 11, 2019	October 25, 2019
Change Order No. 2 (Proposed)	$ 56,451.00	8 days	11 days
Contract with Change Order #2	$ 4,611,638.00	August 21, 2019	November 11, 2019

The budget for the Carroll Public Library/Carroll City Hall included a planned construction contingency of $362,088.00. The first change order reduced the amount to $333,001. If the second change order is approved, $276,550 of the construction contingency will remain for the project.

RECOMMENDATION: Mayor and City Council consideration and approval of Change Order No. 2 to the Carroll Public Library/Carroll City Hall project in the amount of $56,451.00.

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Change Order

PROJECT *(Name and address)*:
Carroll City Hall
627 North Adams
Carroll, IA 51401

TO CONTRACTOR *(Name and address)*:
Badding Construction .
814 W 9th Street
Carroll, IA 51401

CHANGE ORDER NUMBER: 02
DATE: January 22, 2018

ARCHITECT'S PROJECT NUMBER: 17843000
CONTRACT DATE: Jan 12, 2018
CONTRACT FOR: General Construction

OWNER: ☒
ARCHITECT: ☒
CONTRACTOR: ☒
FIELD: ☐
OTHER: ☐

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

CR#03 (Column Modifications ITC#01) CH	Add $2,264.00
CR#09 (Existing Mechanical Shafts RFI#06) PL	Add $2,132.00
CR#14 (MidAmerican Energy Power) CH	Add $6,887.00
CR#15 (Factory Finish Wood Doors) CH	Add $1,437.00
CR#16 (Water Lines & Elevator Landing ITC#02) PL	Add $19,932.00
CR#17 (Structural Braces RFI#13) PL	Add $ 2,933.00
CR#18 (Surge Protection ITC#03) PL	Add $ 2,706.00
CR#19 (Chamber Ceiling & Sidelights ITC#04) CH	Add $ 2,568.00
CR#20 (Masonry at Night Deposit RFI#09) CH	Add $ 830.00
CR#21 (Door & Hardware Modifications in ITC#03) CH	Add $ 5,025.00
CR#22 (Additional Footage on Helical Anchors @ C.7) PL	Add $ 7,995.00
CR#27 (Pad Footing per RFI#18) PL	Add $ 1,742.00

The original Contract Sum was	$ 4,526,100.00
The net change by previously authorized Change Orders	$ 29,087.00
The Contract Sum prior to this Change Order was	$ 4,555,187.00
The Contract Sum will be increased by this Change Order in the amount of	$ 56,451.00
The new Contract Sum including this Change Order will be	$ 4,611,638.00

The Contract Time will be increased by *see below* (*) days.
The date of Substantial Completion as of the date of this Change Order therefore is *see below*.

* Carroll City Hall
Original Completion Date: August 2, 2019
Change Order 1 - increase nine (9) days to August 11, 2019 (executed and approved)
Change Order 2 - increase eight (8) days to August 21, 2019

* Carroll Public Library
Original Completion Date: October 25, 2019
Change Order 2 - increase eleven (11) days to November 11, 2019

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive

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NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

OPN Architects, Inc.	Badding Construction .	City of Carroll, Iowa
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
100 Court Avenue, Suite 100 Des Moines, IA 50309	814 West 9th Street Carroll, IA 51401	112 E. 12th Street Carroll, IA 51401
ADDRESS	**ADDRESS**	**ADDRESS**
BY *(Signature)*	**BY** *(Signature)*	**BY** *(Signature)*
Joe Feldmann *(Typed name)*	Tony Badding *(Typed name)*	Dr. Eric Jensen *(Typed name)*
DATE	**DATE**	**DATE**

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