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 MSP-W

DATE: February 6, 2020

SUBJECT: Carroll Public Library/Carroll City Hall
Change Order No. 9

During construction at the Library site, there were a number of unexpected items that were discovered that needed to be addressed. The items are detailed in the attached, proposed Change Order No. 9 and summarized as follows:

Transfer Ducts at Storage Rooms - RFI 34	$141.00
Police Station Front Doors	$15,764.00
Framing and Drywall to Deck	$3,148.00
Cabinet Locks @ Maker Space Cabinets	$471.00
Ceramic Tile @ Police Entry	$4,275.00
Replace Sink	$98.00
Card Access at 104A Credit	($448.00)
Atrium Lighting	$6,561.00
Total Change Order No. 9	$30,010.00

These changes are only for the Library portion of the project. There are a few remaining items for the Library that are still outstanding that will be part of a future change order.

The proposed Change Order No. 9 adds no working days for the City Hall and 5 working days for the Library portion of the project. The completion date of City Hall remains November 1, 2019 and the completion date for the Library is now January 31, 2020 at this time.

The effect of the proposed Change Order No. 9 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 (Approved)	$ 56,451.00	8 days	11 days
Contract with Change Order #2	$ 4,611,638.00	August 21, 2019	November 11, 2019
Change Order No. 3 (Approved)	$ 86,606.00	21 days	25 days
Contract with Change Order #3	$ 4,698,244.00	September 20, 2019	December 17, 2019
Change Order No. 4 (Approved)	$ 38,363.00	11 days	4 days
Contract with Change Order #4	$ 4,736,607.00	October 1, 2019	December 19, 2019
Change Order No. 5 (Approved)	$ 17,800.00	2 days	8 days
Contract with Change Order #5	$ 4,754,407.00	October 3, 2019	January 2, 2020
Change Order No. 6 (Approved)	$ 63,267.00	No days	16 days
Contract with Change Order #6	$ 4,817,674.00	October 3, 2019	January 24, 2020
Change Order No. 7 (Approved)	$ 61, 622.00	20 days	No days
Contract with Change Order #7	$4,879,296.00	November 1, 2019	January 24, 2020
Change Order No. 8 (Approved)	$ 8,043.00	No days	No days
Contract with Change Order #8	$4,887,339.00	November 1, 2019	January 24, 2020
Change Order No. 9 (Proposed)	$ 30,010.00	No days	5 days
Contract with Change Order #9	$4,917,349.00	November 1, 2019	January 31, 2020

The budget for the Carroll Public Library/Carroll City Hall included a planned construction contingency of $362,088.00. After approval of the eighth change order, $849.00 of the planned construction contingency remains. If the ninth change order is approved, the planned construction contingency will have been exceeded by $29,161.00. With cost savings in other parts of the overall project budget the project is expected to remain under the overall project budget of $6.8 million.

RECOMMENDATION: Mayor and City Council consideration and approval of Change Order No. 9 to the Carroll Public Library/Carroll City Hall project in the amount of $30,010.00.

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Change Order

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

CONTRACT INFORMATION:
Contract For: General Construction
Date: January 12, 2018

CHANGE ORDER INFORMATION:
Change Order Number: 009
Date: February 6, 2020

OWNER: *(Name and address)*
City of Carroll, Iowa
112 E 12th Street
Carroll, IA 51401

ARCHITECT: *(Name and address)*
OPN Architects, Inc.
100 Court Ave, Suite 100
Des Moines, IA 50309

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

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

CR #71 (Transfer Ducts at Storage Rooms - RFI 34) PL	Add $141.00
CR #74r (Police Station Front Doors) PL	Add $15,764.00
CR #77 (Framing and Drywall to Deck) PL	Add $3,148.00
CR #79 (Cabinet Locks @ Maker Space Cabinets) PL	Add $471.00
CR #83 (Ceramic Tile @ Police Entry) PL	Add $4,275.00
CR #86 (Replace Sink) PL	Add $98.00
CR #87 (Card Access at 104A Credit) PL	Deduct ($448.00)
CR #88 (Atrium Lighting) PL	Add $6,561.00

The original Contract Sum was	$ 4,526,100.00
The net change by previously authorized Change Orders	$ 361,239.00
The Contract Sum prior to this Change Order was	$ 4,887,339.00
The Contract Sum will be increased by this Change Order in the amount of	$ 30,010.00
The new Contract Sum including this Change Order will be	$ 4,917,349.00

The Contract Time will be increased by *See Below* (*) days.
The new date of Substantial Completion will be *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 (Executed and Approved)
Change Order 3 - Increase twenty-one (21) days to September 20, 2019 (Executed and Approved)
Change Order 4 - Increase eleven (11) working days to October 1, 2019 (Executed and Approved)
Change Order 5 - Increase two (2) working days to October 3, 2019 (Executed and Approved)
Change Order 6 - No Change (Executed and Approved)
Change Order 7 - Increase twenty (20) working days to November 1, 2019 (Executed and Approved)
Change Order 8 - No Change (Executed and Approved)
Change Order 9 - No Change

*Carroll Public Library
Original Completion Date: October 25, 2019
Change Order 2 - Increase eleven (11) days to November 11, 2019 (Executed and Approved)
Change Order 3 - Increase twenty-five (25) working days to December 17, 2019 (Executed and Approved)
Change Order 4 - Increase four (4) working days to December 19, 2019 (Executed and Approved)
Change Order 5 - Increase eight (8) working days to January 2, 2020 (Executed and Approved)
Change Order 6 - Increase sixteen (16) working days to January 24, 2020 (Executed and Approved)
Change Order 7 - No Change (Executed and Approved)
Change Order 9 - Increase (5) working days to January 31, 2020

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User Notes: (3B9ADA51)

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that 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.

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)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Joe Feldmann - Project Architect	Tony Badding - Project Manager	Dr. Eric Jensen - Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
DATE	**DATE**	**DATE**

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