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 MSPW

DATE: March 19, 2020

SUBJECT: Carroll Public Library/Carroll City Hall
Change Order No. 10

During construction at the Library site, there were a number of unexpected items that were discovered and changes that needed to be addressed. The items are detailed in the attached, proposed Change Order No. 10 and summarized as follows:

Interior Finishes ITC #21	$455.00
Sheet Metal Band Above Windows	$9,000.00
Pressure Plate at Head of Curtainwall	$562.00
Social Stair Bulkhead	$1,118.00
Card Access Changes	$2,888.00
Credit for Window Film at Workroom	-$1,220.00
Drywall Patch at Cable Company	$563.00
Total Change Order No. 10	$13,336.00

These changes are only for the Library portion of the project. This is the last change order for the project.

The proposed Change Order No. 10 adds no working days to the contract. The completion date of City Hall remains November 1, 2019 and the completion date for the Library remains January 31, 2020.

The effect of the proposed Change Order No. 10 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 (Approved)	$ 14,246.00	No days	5 days
Contract with Change Order #9	$ 4,901,585.00	November 1, 2019	January 31, 2020
Change Order No. 10 (Proposed)	$ 13,336.00	No days	No days
Contract with Change Order #10	$ 4,914,921.00	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 ninth change order, the planned construction contingency was exceeded by $13,397.00. If the tenth change order is approved, the planned construction contingency will have been exceeded by $26,733.00. 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. 10 to the Carroll Public Library/Carroll City Hall project in the amount of $13,336.00.

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Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
Carroll Library/City Hall 627 North Adams Carroll, IA 51401	Contract For: General Construction Date: January 12, 2018	Change Order Number: 010 Date: March 19, 2020
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
City of Carroll, Iowa 112 E 12th Street Carroll, IA 51401	OPN Architects, Inc. 100 Court Ave, Suite 100 Des Moines, IA 50309	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 #81 (Interior Finishes ITC #21) PL	Add $455.00
CR #82 (Sheet Metal Band Above Windows) PL	Add $9,000.00
CR #84 (Pressure Plate at Head of Curtainwall) PL	Add $562.00
CR #90 (Social Stair Bulkhead) PL	Add $1,118.00
CR #91 (Card Access Changes) PL	Add $2,888.00
CR #92 (Credit for Window Film at Workroom) PL	Deduct ($1,220.00)
CR #93 (Drywall Patch at Cable Company) PL	Add $563.00

The original Contract Sum was	$ 4,526,100.00
The net change by previously authorized Change Orders	$ 375,485.00
The Contract Sum prior to this Change Order was	$ 4,901,585.00
The Contract Sum will be increased by this Change Order in the amount of	$ 13,336.00
The new Contract Sum including this Change Order will be	$ 4,914,921.00

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

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

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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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