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 MPW

DATE: May 22, 2019

SUBJECT: Carroll Public Library/Carroll City Hall
Change Order No. 5

During construction at the Library site and the future City Hall 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. 5 and summarized as follows:

Card Access at 118B & Entry Light at City Hall	$2,539.00
Masonry Pier at Library	$1,549.00
Solid Surface Sills at Vestibule at City Hall	$1,629.00
Spazzer Bars at Library	$3,844.00
Add Back Mortise Locks at Library	$910.00
Basement Ductwork Correction at City Hall	($907.00)
Council Chamber Ceiling at City Hall	$665.00
Storm Drain at Library	$7,051.00
Hardware Set at Library	$520.00
Total Change Order No. 5	$17,800.00

The proposed Change Order No. 5 also adds 2 days to the contract for completion of the City Hall portion of the project and 8 days for the Library portion of the project. The new completion date of City Hall is October 3, 2019 and the Library completion date is January 2, 2020 at this time.

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The effect of the proposed Change Order No. 5 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 (Proposed)	$ 17,800.00	2 days	8 days
Contract with Change Order #5	$ 4,754,407.00	October 3, 2019	January 2, 2020

The budget for the Carroll Public Library/Carroll City Hall included a planned construction contingency of $362,088.00. After approval of the fourth change order, $151,581 of the planned construction contingency remains. If the fifth change order is approved, $133,781 of the construction contingency will remain for the project.

RECOMMENDATION: Mayor and City Council consideration and approval of Change Order No. 5 to the Carroll Public Library/Carroll City Hall project in the amount of $17,800.00.

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Change Order

PROJECT *(Name and address)*: Carroll Library/City Hall 627 North Adams Carroll, IA 51401	**CHANGE ORDER NUMBER:** 005 **DATE:** May 22, 2019	OWNER: ☒ ARCHITECT: ☒ CONTRACTOR: ☒
TO CONTRACTOR *(Name and address)*: Badding Construction . 814 W 9th Street Carroll, IA 51401	**ARCHITECT'S PROJECT NUMBER:** 17843000 **CONTRACT DATE:** January 12, 2018 **CONTRACT FOR:** General Construction	FIELD: ☐ OTHER: ☐

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

CR #48 (Card Access at 118B & Entry Light ITC #11) - CH	Add $2,539.00
CR #51 (Masonry Pier at CW3 - RFI #25) - PL	Add $1,549.00
CR #52 (Solid Surface Sills at Vestibule 103 - RFI #6) - CH	Add $1,629.00
CR #54 (Spazzer Bars at Library - RFI #30) - PL	Add $3,844.00
CR #55 (Add Back Mortise Locks at Library) - PL	Add $910.00
CR #58 (Basement Ductwork Correction) - CH	Deduct ($907.00)
CR #59 (Council Chamber Ceiling - ITC #12) - CH	Add $665.00
CR #61 (Storm Drain ITC #14) - PL	Add $7,051.00
CR #62 (Hardware Set #15 - ITC #15) - PL	Add $520.00

The original Contract Sum was	$	4,526,100.00
The net change by previously authorized Change Orders	$	210,507.00
The Contract Sum prior to this Change Order was	$	4,736,607.00
The Contract Sum will be increased by this Change Order in the amount of	$	17,800.00
The new Contract Sum including this Change Order will be	$	4,754,407.00

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 (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

*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

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	Tony Badding	Dr. Eric Jensen
(Typed name)	*(Typed name)*	*(Typed name)*
5-22-19	5.22.19	
DATE	**DATE**	**DATE**

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