# 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 MTP-W

**DATE:** July 2, 2019

**SUBJECT:** Carroll Public Library/Carroll City Hall
Change Order No. 6

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. 6 and summarized as follows:

| | |
|---|---|
| Existing Foundation at Library | $29,189.00 |
| Floor Leveling at Existing Children's Pit at Library | $695.00 |
| Transfer Switch Feed RFI #27 at Library | $2,995.00 |
| Roof West of E.7 Line & East Ramp ITC #13 at Library | $11,359.00 |
| West Aluminum Doors at City Hall | $14,000.00 |
| Storm Drain & Duct RFI #32 / ITC #16 at Library | $2,341.00 |
| Lighting for ITC 07 at Library | $1,526.00 |
| Demo West CSB Sign at City Hall | $1,162.00 |
| Total Change Order No. 6 | $63,267.00 |

The proposed Change Order No. 6 also adds no days to the contract for completion of the City Hall portion of the project and 16 days for the Library portion of the project. The completion date of City Hall is October 3, 2019 and the new completion date for the Library is January 24, 2020 at this time.

The effect of the proposed Change Order No. 6 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 (Proposed) | $ 63,267.00 | No days | 16 days |
| Contract with Change Order #6 | $ 4,817,674.00 | October 3, 2019 | January 24, 2020 |

The budget for the Carroll Public Library/Carroll City Hall included a planned construction contingency of $362,088.00. After approval of the fifth change order, $133,781 of the planned construction contingency remains. If the sixth change order is approved, $70,514 of the construction contingency will remain for the project.

**RECOMMENDATION**: Mayor and City Council consideration and approval of Change Order No. 6 to the Carroll Public Library/Carroll City Hall project in the amount of $63,267.00.

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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: 006
Date: July 2, 2019

**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 #13 (Existing Foundation) - PL | Add $29,189.00 |
| CR #30 (Floor Leveling at Existing Children's Pit) - PL | Add $695.00 |
| CR #53 (Transfer Switch Feed RFI #27) - PL | Add $2,995.00 |
| CR #56 (Roof West of E.7 Line & East Ramp ITC #13) - PL | Add $11,359.00 |
| CR #60 (West Aluminum Doors) - CH | Add $14,000.00 |
| CR #64 (Storm Drain & Duct RFI #32 / ITC #16) - PL | Add $2,341.00 |
| CR #67 (Lighting for ITC 07) - CH | Add $1,526.00 |
| CR #69 (Demo West CSB Sign) - CH | Add $1,162.00 |

| | |
|---|---|
| The original Contract Sum was | $ 4,526,100.00 |
| The net change by previously authorized Change Orders | $ 228,307.00 |
| The Contract Sum prior to this Change Order was | $ 4,754,407.00 |
| The Contract Sum will be increased by this Change Order in the amount of | $ 63,267.00 |
| The new Contract Sum including this Change Order will be | $ 4,817,674.00 |

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
Change Order 6 - 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
Change Order 6 - Increase sixteen (16) working days to January 24, 2020

**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.

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**User Notes:** (3B9ADA4E)

**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** |
| 07-02-2019 | 7-03-19 | |
| **DATE** | **DATE** | **DATE** |

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