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: November 21, 2019

SUBJECT: Carroll Public Library/Carroll City Hall
Change Order No. 8

During construction at the 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. 8 and summarized as follows:

City Hall East Wall - ITC #10 CH	$5,726.00
Floor Fill at Vault Slab Demo CH	$392.00
Replace Sink S-1 CH	$155.00
Replace Flooring at 133 & 144 CH	$583.00
Ceiling Mounted Microphone CH	$371.00
Carpet at Stair 102	$334.00
Additional TAB at Media 131 per RFI#42 CH	$482.00
Total Change Order No. 8	$8,043.00

This is the last of the change orders for the City Hall portion of the project.

The proposed Change Order No. 8 also adds no working days to the contract for completion of the project. The completion date of City Hall was November 1, 2019 and the completion date for the Library is January 24, 2020 at this time.

The effect of the proposed Change Order No. 8 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 (Proposed)	$ 8,043.00	No days	No days
Contract with Change Order #8	$4,887,339.00	November 1, 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 seventh change order, $8,892.00 of the planned construction contingency remains. If the eighth change order is approved, $849.00 of the construction contingency will remain for the project.

RECOMMENDATION: Mayor and City Council consideration and approval of Change Order No. 8 to the Carroll Public Library/Carroll City Hall project in the amount of $8,043.00.

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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: 008 Date: November 21, 2019
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 #34 (City Hall East Wall - ITC #10) CH	Add $5,726.00
CR #68 (Floor Fill at Vault Slab Demo) CH	Add $392.00
CR #70 (Replace Sink S-1) CH	Add $155.00
CR #72 (Replace Flooring at 133 & 144) CH	Add $583.00
CR #75 (Ceiling Mounted Microphone) CH	Add $371.00
CR #76 (Carpet at Stair 102) CH	Add $334.00
CR #78 (Additional TAB at Media 131 per RFI#42) CH	Add $482.00

The original Contract Sum was	$ 4,526,100.00
The net change by previously authorized Change Orders	$ 353,196.00
The Contract Sum prior to this Change Order was	$ 4,879,296.00
The Contract Sum will be increased by this Change Order in the amount of	$ 8,043.00
The new Contract Sum including this Change Order will be	$ 4,887,339.00

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

*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

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

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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)*
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**
11-21-2019	11-21-19	
DATE	**DATE**	**DATE**

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