



City of Grand Island

Tuesday, June 13, 2017

Council Session

Item G-8

#2017-162 - Approving Change Order #1 with Rathman Manning Corp. for the Utilities Vehicle Storage Building Construction

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy G. Luchsinger, Utilities Director
Stacy Nonhof, Assistant City Attorney

Meeting Date: May 23, 2017

Subject: Vehicle Storage Building Construction –
Change Order #1

Presenter(s): Timothy Luchsinger, Utilities Director

Background

On July 12, 2016, City Council approved a contract with Rathman Manning Corp., for the construction of a new vehicle storage building at the electric service center at 1116 W. North Front Street. The building is nearing completion. During the construction there were a couple of necessary minor changes that resulted in a slight increase in total contract price.

Discussion

As with any construction project, unanticipated design changes occasionally occur. The following modifications were recommended by JEO, the architect for the project, during the construction:

- 1) Modify the windows on the new overhead doors to match those of the existing doors for an additional \$2,160.00.
- 2) Install electric heating coils in the breezeway walkway between the new structure and existing building due to safety concerns with ice and snow for an additional \$8,262.00.
- 3) Changing the planned rock on the north side of the building to concrete to reduce future maintenance for an additional \$1,666.00.
- 4) Modifications to allow the change of the steam cleaner from natural gas to electric and addition of a water service line for the cleaner and the addition of a small section of railing for on the northwest corner of the building due to steps into the north entrance for an additional \$6,398.00.

The total addition to the contract amount is \$18,486.00 or approximately 2% of the original contract amount of \$902,615.00. The budget for the project is \$1,250,000.00. These change amounts were evaluated by JEO and Department staff and are recommended for approval.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that Council award Change Order #1 to the Contract for Vehicle Storage Building Construction to Rathman Manning Corp., in the amount of \$18,486.00, for a final contract amount of \$921,101.00.

Sample Motion

Move to approve Change Order #1 to the Contract for Vehicle Storage Building Construction to Rathman Manning Corp., in the amount of \$18,486.00, for a final contract amount of \$921,101.00.

**AIA®****Document G701™ – 2001****Change Order****PROJECT** *(Name and address):*City of Grand Island, Nebraska Utilities
Department Building Renovation and
Addition1116 W North Front Street
Grand Island, Nebraska 68802**TO CONTRACTOR** *(Name and address):*Rathman-Manning Corp.
851 H Road
Chapman, Nebraska 68827**CHANGE ORDER NUMBER:** 001**DATE:** 5/09/2017**ARCHITECT'S PROJECT NUMBER:** 150291**CONTRACT DATE:** July 12, 2016**CONTRACT FOR:** General Construction**OWNER:** ☒**ARCHITECT:** ☒**CONTRACTOR:** ☒**FIELD:** ☐**OTHER:** ☐**THE CONTRACT IS CHANGED AS FOLLOWS:***(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

Per Construction Change Directive 001: Overhead Door glazing size change - ADD: \$2,160.00

Per Construction Change Directive 002: Provide and install snow mats - ADD: \$8,262.00

Per Construction Change Directive 003: Install concrete curb & paving in lieu of crushed rock on North side of building and galvanized railing at stoop and paving where edge occurs - ADD: \$1,666.00

Per Construction Change Directive 004: Install 1" water line to Hotsy location, install wiring for Hotsy, deduct for venting of Hotsy, and add 5LF to exterior railing - ADD: \$6,398.00

Total Add: \$18,486.00

The original Contract Sum was	\$	902,615.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	902,615.00
The Contract Sum will be increased by this Change Order in the amount of	\$	18,486.00
The new Contract Sum including this Change Order will be	\$	921,101.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is May 15, 2017

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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User Notes:

(3B9ADA28)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

JEO Architecture, Inc.

Rathman-Manning Corp.

City of Grand Island - Utilities
Department

ARCHITECT (Firm name)

CONTRACTOR (Firm name)

OWNER (Firm name)

2700 Fletcher Avenue
Lincoln, Nebraska 68504

851 H Road
Chapman, Nebraska 68827

City of Grand Island
City Hall
P.O. Box 1968
Grand Island, NE 68802-1968

ADDRESS

ADDRESS

ADDRESS

BY (Signature)

BY (Signature)

BY (Signature)

Jarred Meyer, Associate AIA | LEED AP
BD+C

Tom Rathman

Jeremy Jensen

(Typed name)

(Typed name)

(Typed name)

5/9/2017

5-9-2017

DATE

DATE

DATE

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RESOLUTION 2017-162

WHEREAS, at the July 12, 2016 Council meeting, Council awarded the contract for Vehicle Storage Building Construction to Rathman Manning Corp., of Chapman, Nebraska, in the amount of \$902,615.00; and

WHEREAS, unanticipated design changes occurred to address safety concerns, to reduce future maintenance, to add a water line for washing trucks, and enlarge windows on the overhead doors to match doors of the existing building; and

WHEREAS, as a result of these changes to increase safety and efficiency, Change Order #1 was prepared for an additional \$18,486.00 for a total contract amount of \$921,101.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #1 for the Vehicle Storage Building Construction is hereby approved, and the Mayor is hereby authorized to sign Change Order #1 on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, June 13, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	▣ _____
June 9, 2017	▣ City Attorney