



City of Grand Island

Tuesday, November 9, 2021

Council Session

Item G-10

**#2021-308 - Approving Change Order No. 1 for Air Handler
Replacement of HVAC**

Staff Contact: Celine Swan

Council Agenda Memo

From: Celine Swan, Library Director

Meeting: November 9, 2021

Subject: Approving Change Order No. 1 for Air Handler Replacement of HVAC

Presenter(s): Celine Swan, Library Director

Background

Jerry's Sheet Metal Company of Grand Island, Nebraska was awarded the Air Handler Replacement of HVAC contract for the Edith Abbott Memorial Library for \$667,200.00 on July 27, 2021 via Resolution No. 2021-172.

Discussion

Change Order No. 1 for the Edith Abbott Memorial Library Air Handler Replacement is to order and install four stands for the VRF (Variant Refrigerant Flow) units. The VRF units are not intended for heating thus they won't drip water during a heating defrost cycle. Heating for the basement air handler is from the existing hot water boilers. The VRF units supply superior control and modulating capability during cooling, which is why they were utilized. The stands allow for greatly improved housekeeping and cleaning around and under the units. The units themselves have a mounting rail, but it's just a few inches high. The higher stands would allow much easier cleaning of the underside of the units. The stands would make it much easier to get snow drifts off the units. We do not want snow drifting, melting, and then refreezing amongst a bunch of debris under the unit, as that could potentially cause damage.

The cost associated with Change Order No. 1 is for four stands \$1,540.00 + 10% (\$154.00) for installing the stands for a total of \$1,694.00, resulting in a revised contract amount of \$668,894.00.

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 the Council approve Change Order No. 1 to order four stands for \$1,540.00 + 10% (\$154.00) for installing the stands for a total of \$1,694.00 from Jerry's Sheet Metal of Grand Island to protect the VRF Units at the Edith Abbott Memorial Library.

Sample Motion

Move to approve the resolution.



CHANGE ORDER NO. 1

PROJECT: Air Handler Replacement of HVAC at the Edith Abbott Memorial Library, 1124 W. 2nd St, Grand Island, Nebraska. This project was awarded to Jerry's Sheet Metal Company. Resolution No. 2021-172 at City Council on July 27, 2021.

CONTRACTOR: Jerry's Sheet Metal Company

AMOUNT OF CONTRACT: \$667,200.00

CONTRACT DATE: July 28, 2021

Change Order No. 1 for the Edith Abbott Memorial Library Air Handler Replacement is to order and install four stands for the VRF (Variant Refrigerant Flow) units. The VRF units are not intended for heating thus they won't drip water during a heating defrost cycle. Heating for the basement air handler is from the existing hot water boilers. The VRF units supply superior control and modulating capability during cooling, which is why they were utilized. The stands allow for greatly improved housekeeping and cleaning around and under the units. The units themselves have a mounting rail, but it's just a few inches high. The higher stands would allow much easier cleaning of the underside of the units. The stands would make it much easier to get snow drifts off the units. We do not want snow drifting, melting, and then refreezing amongst a bunch of debris under the unit, as that could potentially cause damage.

	<i>Description</i>	<i>Quantity</i>		<i>Unit Price</i>	<i>Total Price</i>
General Items					
	Stands for VRF Units	4.00		\$385.00	\$ 1,540.00
	10% for installation	1.00		\$154.00	\$154.00
Change Order No. 1 Total =					\$ 1,694.00

Contract Price Prior to this Change Order.....	\$ 667,200.00
Net Increase Resulting from this Change Order.....	\$ 1,694.00
Revised Contract Price Including this Change Order.....	\$
668,894.00	

The Above Change Order Accepted:

Jerry's Sheet Metal Company

By _____ Date _____

Approval Recommended:

By _____
Celine D. Swan/Library Director

Date _____

Approved for the City of Grand Island, Nebraska

By _____
Mayor

Date _____

Attest _____
City Clerk

RESOLUTION 2021-308

WHEREAS, on July 27, 2021, via Resolution No.2021-172, the City of Grand Island awarded Jerry's Sheet Metal Company of Grand Island, Nebraska the bid in the amount of \$667,200.00 for the Air Handler Replacement of HVAC Contract.

WHEREAS, it has been determined that modifications are necessary to complete such project; and

WHEREAS, such modifications have been incorporated into Change Order No. 1; and

WHEREAS, the cost associated with such change order is \$1,694.00, resulting in a revised contract amount of \$668,894.00.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 1, at a cost of \$1,694.00, between the City of Grand Island and Jerry's Sheet Metal Company of Grand Island, Nebraska to provide the modifications.

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Adopted by the City Council of the City of Grand Island, Nebraska, November 9, 2021.

Roger G. Steele, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
November 6, 2021	☐ City Attorney