



City of Grand Island

Tuesday, September 12, 2006

Council Session

Item G12

#2006-250 - Approving Change Order No. 2 with Tri Valley Builders, Inc. for Construction of Fire Station No. 1

Staff Contact: Jim Rowell

Council Agenda Memo

From: Jim Rowell, Fire Chief
Meeting: September 12, 2006
Subject: Fire Station Change Order No. 2
Item #'s: G-12
Presenter(s): Chief Rowell, Fire Chief

Background

The fire station project is moving along very well. Following the initial council action to approve the project, including alternates, a change order was approved to change some materials used. This action resulted in a \$123,000 reduction in the project cost.

Discussion

The Architect is now presenting the need for another change order. The items in this change order will result in a cost increase of \$55,489. This change order increase is less than half of the amount saved in the first change order and the total remains less than the amount originally authorized by council. The changes are not additions to the project but are required due to codes or necessitated by construction processes. The changes include eight items and some details are provided here to better describe each change.

Item 1 - Sanitary sewer connection. This change is necessary because the planned connection was to a large line with high flow capacity. The greater flow in it would create backflow problems in the fire station. The new connection location will correct the problem but it is farther away and requires more pipe. The pipe size was reduced from 8" to 6" to reduce cost of this item.

Item 2 - Change water main from 4" to a 6" diameter to allow greater flow of water. This change was necessary to supply the volume required for fire hydrants and the fire sprinkler systems.

Item 3 - Installing the water main under the box culvert which is under Fonner Park Road. This box culvert forces the water main to be dug deeper to get under the culvert. There is not enough space to go over it and still be deep enough to protect the water main.

Item 4 - Required exit enhancements per code. Adding smoke seals and door closers as required by building and fire codes for the type occupancy the fire station is considered in the current codes. This also includes relocation of two doors, addition of one fire door and egress panic hardware.

Item 5 - Change in size of two of the doors and door frames. This change provides larger doors so that equipment and larger items can be taken into the station.

Item 6 - Addition of sidewalks along Fonner Park Road on the north side of the property. This was not in the original plans, however sidewalks are required on new construction by the city public sidewalk policy. They are added here so they can be scheduled into the construction plan and coordinated with the other work.

Item 7 - Moving the electrical service south of the originally planned location. This will separate the power supply for the fire station from the supply to the water park.

Item 8 - Dewatering of the site for the installation of the water main listed as Item 3. This cost is listed separately so that it may be omitted if the dewatering is not needed. The need for dewatering is dependent on the water level which will be determined as we begin the water main installation.

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 number 2.

Sample Motion

Motion to approve change order number 2 for fire station construction project.



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Change Order

PROJECT <i>(Name and address):</i>	CHANGE ORDER NUMBER: 002	OWNER: <input checked="" type="checkbox"/>
GRAND ISLAND FIRE STATION #1 GRAND ISLAND, NEBRASKA	DATE: September 8, 2006	ARCHITECT: <input checked="" type="checkbox"/>
TO CONTRACTOR <i>(Name and address):</i>	ARCHITECT'S PROJECT NUMBER: 05140	CONTRACTOR: <input checked="" type="checkbox"/>
TRI VALLEY BUILDERS, INC. PO BOX 2341 GRAND ISLAND, NE 68802-2341	CONTRACT DATE: April 04, 2006	FIELD: <input type="checkbox"/>
	CONTRACT FOR:	OTHER: <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

Item 1: Relocate sewer and change 8" main to 6" main per Mechanical Engineer.	ADD \$ 3,663.00
Item 2: Change on-site water main to 6" in lieu of 4" - no dewatering included.	ADD \$ 4,213.00
Item 3: Install water main under box culvert in street - no dewatering included.	ADD \$22,211.00
Item 4: Required exit enhancements per code.	ADD \$ 9,236.00
Item 5: Change doors and frames 134A and 135A to 3'-8".	ADD \$ 205.00
Item 6: Add sidewalks.	ADD \$ 9,193.00
Item 7: Move primary electrical service south one utility pole from the specified utility pole.	ADD \$ 757.00
Item 8: Cost to dewater for water main installation.	ADD \$ 6,011.00

TOTAL ADD THIS CHANGE ORDER	\$55,489.00
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The original Contract Sum was	\$ 2,195,000.00
The net change by previously authorized Change Orders	\$ 136,879.00
The Contract Sum prior to this Change Order was	\$ 2,331,879.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 55,489.00
The new Contract Sum including this Change Order will be	\$ 2,387,368.00

The Contract Time will be unchanged by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is unchanged.

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.

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

CANNON MOSS BRYGGER & ASSOC.
ARCHITECT (Firm name)

2535 CARLETON AVENUE, SUITE A
GRAND ISLAND, NE 68803

ADDRESS


BY (Signature)


JAMES R. BRISNEHAN
(Typed name)

9-8-06
DATE

TRI VALLEY BUILDERS, INC.
CONTRACTOR (Firm name)

PO BOX 2341
GRAND ISLAND, NE 68802-2341

ADDRESS


BY (Signature)


DONALD L. SKEEN
(Typed name)

9-8-06
DATE

CITY OF GRAND ISLAND
OWNER (Firm name)

P.O. BOX 1968
GRAND ISLAND, NE 68802-1968

ADDRESS


BY (Signature)

JAY VAVRICEK
(Typed name)

DATE

R E S O L U T I O N 2006-250

WHEREAS, on April 11, 2006, by Resolution 2006-123, the City Council of the City of Grand Island awarded Tri Valley Builders, Inc. of Grand Island, Nebraska, the bid for the construction of Fire Station No. 1 at a base bid of \$2,195,000 plus four alternates resulting in a total bid cost of \$2,455,500; and

WHEREAS, on May 23, 2006, by Resolution 2006-170, the City of Grand Island approved Change Order #1 for such project resulting in a total bid cost of \$2,331,879.00; and

WHEREAS, it is recommended that modifications to the work to be done by Tri Valley Builders, Inc. are necessary; and

WHEREAS, such modifications have been incorporated into Change Order No. 2; and

WHEREAS, the result of such modification will increase the contract amount by \$55,489.00 for a revised contract price of \$2,387,368.00.

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. 2 between the City of Grand Island and Tri Valley Builders, Inc. of Grand Island, Nebraska to provide the modifications set out as follows:

Sanitary Sewer Connection.....	\$ 3,663.00
Change Water Main from 4" to 6" Diameter.....	4,213.00
Install Water Main under Box Culvert under Fonner Park Road.....	22,211.00
Add Required Exit Enhancements Per City Code	9,236.00
Change in Size of Two Doors and Door Frames.....	205.00
Addition of Sidewalks along Fonner Park Road.....	9,193.00
Move One Utility Pole South of Planned Location.....	757.00
Dewater Site for Installation of Water Main.....	6,011.00

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Adopted by the City Council of the City of Grand Island, Nebraska, September 12, 2006.

Jay Vavricek, Mayor

Attest:

Approved as to Form <input type="checkbox"/> _____ September 8, 2006 <input type="checkbox"/> City Attorney
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RaNae Edwards, City Clerk