



City of Grand Island

Tuesday, May 22, 2007

Council Session

Item G17

**#2007-124 - Approving Change Order No. 1 with Mid Plains
Construction Co. for Library Expansion**

Staff Contact: Steve Fosselman

Council Agenda Memo

From: Steve Fosselman, Library Director

Meeting: May 22, 2007

Subject: Approving Change Order No. 1 with Mid Plains Construction Co. for Library Expansion

Item #'s: G-17

Presenter(s): Steve Fosselman, Library Director

Background

On May 10, 2007 the Grand Island Public Facilities Corporation approved Change Order No. 1 with Mid Plains Construction Co. for Library Expansion. Corporation actions are then brought before the Grand Island City Council for approval.

Discussion

In accordance with Article 16 of the Design/Build Contract with Mid Plains Construction Company which authorizes changes and extensions of time, the change order approved by the Corporation constitutes two changes to the design/build contract between the Corporation and the design/builder:

- An increase of \$130,969.84 to the Guaranteed Maximum Price (GMP) to re-roof the existing library (original 1972-1974 construction).

Initial reviews of the condition of this original roof indicated the need for general repairs only, however, conditions discovered during the project indicate more extensive problems with re-roofing as the most cost-effective solution for the long term. Since the contractor is onsite and able to accomplish this additional work before this project's conclusion, approval of this change order is recommended.

This change order increases the GMP from \$5,700,000 (Article 10.A.1) to \$5,830,969.84. Since the design/build contract is part of a full \$7,000,000 bonded budget for the library expansion/remodel project and there are sufficient funds in this full budget, approving this change order will result in no additional expense to this project.

- A change in the date of substantial completion from June 7, 2007 to August 31, 2007.

As per Article 8.A of the design/build contract, a date of commencement of November 14, 2005 was agreed upon. Article 8.B specifies substantial completion not later than 570 days from the commencement date, hence June 7, 2007.

It is recommended that due to asbestos abatement delays of 63 days that were beyond the control of the contractor, and factoring in an extra three weeks for roof replacement, that this change order be approved for a date of substantial completion of August 31, 2007. This fits well within the library's service needs for operating in an expanded facility.

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 with Mid Plains Construction Co. for Library Expansion.

Sample Motion

Motion to approve Change Order No. 1 with Mid Plains Construction Co. for Library Expansion in the amount of \$130,969.84.

CHANGE ORDER

AIA DOCUMENT G701

Distribution to:

OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: Edith Abbott Memorial Library
(name, address) 2005 Expansion/Remodel Project
Grand Island, Nebraska

CHANGE ORDER NUMBER: ONE

TO (Contractor):

INITIATION DATE: 5/1/07

Mid Plains Construction Co.
1319 W North Front Street
Grand Island, NE 68801

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: 7/05

You are directed to make the following changes in this Contract:

Re-roof existing library as per our attached proposal dated 3/15/07

Add \$130,969.84

Not valid until signed by both the Owner and Architect.

Signature of the Contractor indicates his agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original (Contract Sum) (Guaranteed Maximum Cost) was \$ 5,700,000.00

Net change by previously authorized Change Orders \$.00

The (Contract Sum) (Guaranteed Maximum Cost) prior to this Change Order was \$ 5,700,000.00

The (Contract Sum) (Guaranteed Maximum Cost) will be (increased) ~~(decreased)~~ ~~(unchanged)~~ by this Change Order \$ 130,969.84

The new (Contract Sum) (Guaranteed Maximum Cost) including this Change Order will be ... \$ 5,830,969.84

The Contract Time will be (increased) ~~(decreased)~~ ~~(unchanged)~~ by 3 weeks until 8/31/07 () Days.

The Date of Substantial Completion as of the date of this Change Order therefore is 8/31/07

ARCHITECT

Address

BY

DATE

Mid Plains Construction Co.

CONTRACTOR

1319 W North Front Street

Address
Grand Island, NE 68801

BY

DATE

Authorized:

GRAND ISLAND FACILITIES

OWNER

P.O. Box 1968

Address
Grand Island, NE 68802

BY

DATE



MID PLAINS CONSTRUCTION CO.

GENERAL CONTRACTORS

March 15, 2007

Edith Abbott Memorial Library
211 N. Washington Street
Grand Island, NE 68801

Attention: Mr. Steve Fosselman

Reference: Library Expansion/Remodel Project
Proposed Re-roof Existing Building

Dear Mr. Fosselman:

We propose to re-roof the existing library as follows:

General Conditions	\$ 1,600.00
Demolition	900.00
Roofing	119,500.00
Painting	1,440.00
6.1% Fee	<u>7,529.84</u>
TOTAL	\$130,969.84

Note: The new addition will be covered by warranty from the Duff Company.
The existing building, if this proposal is accepted, will be covered by warranty
from Ziemba Company.

Sincerely,

MID PLAINS CONSTRUCTION CO.


Russ J. Giesenhagen
President

RJG/dp

R E S O L U T I O N 2007-124

WHEREAS, the Grand Island Public Facilities Corporation approved a contract with Mid Plains Construction for the renovation and expansion of the Edith Abbott Memorial Library for a Guaranteed Maximum Price of \$5,700,000.00; and

WHEREAS, on May 10, 2007, the Grand Island Public Facilities Corporation approved Change Order No. 1 with Mid Plains Construction Co. for re-roofing the Edith Abbott Memorial Library and revising the date of substantial completion from June 7, 2007 to August 31, 2007; and

WHEREAS, corporate actions taken by the Grand Island Public Facilities Corporation must be approved by the City Council; and

WHEREAS, it is recommended that modifications to the work to be done by Mid Plains Construction are necessary; and

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

WHEREAS, the result of such modification will increase the contract amount by \$130,969.84 for a revised contract price of \$5,830,969.84.

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 between the City of Grand Island and Mid Plains Construction Co. of Grand Island, Nebraska to provide the modifications set out as follows:

General Conditions	\$ 1,500.00
Demolition	\$ 900.00
Roofing	\$119,500.00
Painting	\$ 1,440.00
6.1% Fee	\$ <u>7,529.84</u>
Total	\$130,969.84

Date of Substantial Completion..... August 31, 2007

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Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2007.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form <input type="checkbox"/> _____ May 18, 2007 <input type="checkbox"/> City Attorney
