



City of Grand Island

Tuesday, January 27, 2015

Council Session

Item G-5

**#2015-18 - Approving Change Order #1 with Lacy Construction
for Construction of the Phelps Control Center Warehouse**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Tim Luchsinger, Utilities Director
Stacy Nonhof, Assistant City Attorney

Meeting: January 27, 2015

Subject: Phelps Control Center New Warehouse Construction –
Change Order #1 – Lacy Construction Company

Item #'s: G-5

Presenter(s): Tim Luchsinger, Utilities Director

Background

On April 22, 2014, City Council approved a contract with Lacy Construction Company to build a new warehouse immediately north of Phelps Control Center. This warehouse is needed to replace an aging warehouse and move materials into a secure location. Construction completion is anticipated in March.

Discussion

Several increases to the total contract have occurred due to some unforeseen circumstances as well as some design changes mid-construction. During the initial dirt work, several old house foundations were discovered that had to be removed and properly backfilled prior to construction. Also, due to the concern of standing water on the north side of the warehouse during heavy rains, design changes were made to the storm water system to alleviate that problem. In addition, changes were made to the fire sprinkler system in order to comply with the Department insurance carrier requirements. The total for this change order is \$51,723.00, increasing the contract amount by approximately 4.5% to \$1,191,723.00, and includes a schedule extension to the contract.

Alternatives

It appears that the Council that 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 a future date

4. Take no action on the issue

Recommendation

City Administration recommends that Council award Change Order #1 to the Contract for Phelps Control Center New Warehouse to Lacy Construction Company in the amount of \$51,723.00, for a final contract amount of \$1,191,723.00 and a substantial completion deadline of February 27, 2015.

Sample Motion

Move to approve Change Order #1 for Phelps Control Center New Warehouse to Lacy Construction Company in the amount of \$51,723.00, for a final contract amount of \$1,191,723.00 and a substantial completion deadline of February 27, 2015.

TO: Lacy Construction Company
 3356 West Old Hwy. 30
 PO Box 188
 Grand Island, NE 68802-0188

PROJECT: Contract for "Phelps Control Center New Warehouse"

You are hereby directed to make the following change in your contract:

1 Additional payment per the attached spreadsheet.

ADDITION \$51,723.00

The original Contract Sum	<u>\$1,140,000.00</u>
Previous Change Order Amounts	<u>\$ -</u>
The Contract Sum is increased by this Change Order	<u>\$ 51,723.00</u>
The Contract Sum is decreased by this Change Order	<u>\$</u>
The total modified Contract Sum to date	<u>\$ 1,191,723.00</u>

THE SUBSTANTIAL COMPLETION DEADLINE FOR THIS PROJECT HAS BEEN EXTENDED FROM JANUARY 15, 2015 TO FEBRUARY 27, 2015.

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described therein.

APPROVED: CITY OF GRAND ISLAND

By: _____ Date _____

Attest: _____

 Approved as to Form, City Attorney

ACCEPTED: LACY CONSTRUCTION COMPANY

By: _____ Date _____

RESOLUTION 2015-18

WHEREAS, Lacy Construction Company, of Grand Island, Nebraska, was awarded the contract for the Phelps Control Center Warehouse construction at the April 22, 2014 City Council meeting; and

WHEREAS, due to some unforeseen circumstances (old house foundations, and drainage issues) as well as some design changes to the fire sprinkler system in order to comply with the utilities insurance carrier's requirements mid construction, additional work was required; and

WHEREAS, the above described work was not included in the original scope of the project; and

WHEREAS, Change Order #1 was prepared for an increase in the amount of \$51,723.00, resulting in a final contract amount of \$1,191,723.00, and an extended completion deadline from January 15, 2015 to February 27, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #1 with Lacy Construction Company, of Grand Island, Nebraska, resulting in an increased cost of \$51,723.00, for a final contract price of \$1,191,723.00, and an extended completion deadline from January 15, 2015 to February 27, 2015, is hereby approved.

- - -

Adopted by the City Council of the City of Grand Island, Nebraska, January 27, 2015.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 23, 2015	☐ City Attorney