



City of Grand Island

Tuesday, January 26, 2010

Council Session

Item G14

#2010-35 - Approving Change Order #2, #4, and #5 for Grand Generation Center Kitchen Addition and Renovation

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig Lewis, Building Inspection Director

Meeting: January 26, 2010

Subject: Grand Generation Center Kitchen Addition &
Renovation Change Order 2, 4, 5

Item #'s: G-14

Presenter(s): Craig Lewis, Building Inspection Director

Background

On July 14, 2009 City Council Approved a \$195,100 bid award to Chief Consturction Company. It was noted the City of Grand Island will provide \$140,000 and the Grand Generation Center will fund the remainder of the project cost. The Grand Generation Center gave the City \$40,000 toward this project July 31, 2009.

City Staff is overseeing and administering the project management with guidance from the Grand Generation Center Board.

The proposed change orders #2, #4, & #5 have been forwarded to the Grand Generation Center Board and we have received their recommendation requesting the City approve the change orders as received from the general contractor.

Discussion

Change Order #2

Add for materials, labor, and equipment rquired to fur out sheetrock, finish, and paint the wall behind the hand sink in Kitchen #136 and around the roof drain in the Kitchen #136. replace the sheetrock, finish, and paint wall in office #139 due to poor exisitng sheetrock and wall paper. This change order is for \$858.00

Change Order #4

Add for supplying and install a new door closer on both the leafs of the kitchen exit double doors #136. This change order is for \$590.00

Change Order #5

Add for relocating the cooler/freezer condensing units to the roof in lieu of the designated area as shown on the plans. Price is for materials, labor, & equipment for additional roof structure support and pitch pockets for electrical & line-set roof penetrations. This change order is for \$466.00.

The change order cost will increase the total cost of the contract in the amount of \$1,914.00, however it is anticipated the allowance provided in the contract for foundation modifications not needed will off set the amount of increase from these change orders.

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 Grand Generation Center Kitchen Addition & Renovation Change Order #2, 4 & 5

Sample Motion

Move to approve the Grand Generation Center Kitchen Renovation and Remodel Change Order #2, 4 & 5.



CHANGE ORDER

December 28, 2009

PROJECT: #1733 Grand Generation Center
CHANGE #: 2

The Contractor, CHIEF CONSTRUCTION, is hereby authorized and instructed to proceed with the following changes from the plans and specifications:

1. Add for materials, labor, and equipment required to fur out, sheetrock, and finish for paint the wall behind the hand sink in Kitchen #136 and around the roof drain in Kitchen #136. Replace the sheetrock, and finish for paint walls in office #139 due to poor existing sheetrock and wall paper Add: \$ 858.00

The adjustment in compensation that will be due the Contractor by reason of the change will be:
Eight Hundred and Fifty Eight Dollars and No/cents

Total Add to Contract: \$ 858.00

Payment Schedule same as contract

APPROVED:

CHIEF CONSTRUCTION
BY [Signature]
DATE 12/28/2009

OWNER/OWNER REP
BY _____
DATE: _____

4400 East 39th Street
P.O. Box 848
Kearney, NE 68848-0848
Phone (308) 238-2755 Fax (308) 238-2759

2107 S. North Road
P.O. Box 2078
Grand Island, NE 68802-2078
Phone (308) 389-7222 Fax (308) 389-7393



CHANGE ORDER

January 4, 2010

PROJECT: #1733 Grand Generation Center
CHANGE #: 4

The Contractor, CHIEF CONSTRUCTION, is hereby authorized and instructed to proceed with the following changes from the plans and specifications:

1. Add for supplying and install a new door closer on the both the leafs of the kitchen exit double doors #136..... Add: \$ 590.00

The adjustment in compensation that will be due the Contractor by reason of the change will be:

Five Hundred Ninety Dollars & no/100 Total Add to Contract: \$ 590.00

Payment Schedule same as contract

APPROVED:

CHIEF CONSTRUCTION

OWNER/OWNER REP

BY _____

BY _____

DATE _____

DATE: _____

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P.O. Box 848
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CHANGE ORDER

January 11, 2010

PROJECT: #1733 Grand Generation Center
CHANGE #: 5

The Contractor, CHIEF CONSTRUCTION, is hereby authorized and instructed to proceed with the following changes from the plans and specifications:

1. Add for relocating the cooler/freezer condensing units to the roof in lieu of the designated area as shown on the plans, see note #. Price is for materials, labor, & equipment for additional roof structure support and pitch pockets for electrical & line-set roof penetrations.....
Add: \$ 466.00

The adjustment in compensation that will be due the Contractor by reason of the change will be:

Four Hundred Twenty Three Dollars & no/100 Total Add to Contract: \$ 466.00

Payment Schedule same as contract

Note #1:

The plans provided by the City show the condensing units to be located to the West side of the new addition. The condensing are shown in this area on pages A-1, KE-1, M-2, and E-1.

Sheet KE-1, Item #1, Line 13, states the condensing units are to be installed beside building.

Upon verifying the location within the area noted that units were to be located, our Site Supervisor was informed that units could not be installed as directed on plans due to lot line limits.

We determined that the units would have to be located on the roof directly above the new cooler/freezer.

Chief contacted an Engineer (Brungardt) to verify the structural requirements for the relocation. Chief provided and installed the recommended additional angle in the roof structure. Chief directed Ziembra Roofing to properly seal the new roof system around the electrical and line-set penetrations.

APPROVED:

CHIEF CONSTRUCTION
BY [Signature]
DATE 1/11/2010

OWNER/OWNER REP
BY _____
DATE: _____

RESOLUTION 2010-35

WHEREAS, on July 14, 2009 by Resolution 2009-171, the City of Grand Island awarded the bid for the Grand Generation Center kitchen addition and renovation at 304 East Third Street to Chief Construction Company of Grand Island, Nebraska; and

WHEREAS, Chief Construction Company is recommending the work as described in Change Orders No. 2, 4, & 5; and

WHEREAS, the Grand Generation board has approved the work described in Change Orders No. 2, 4 & 5; and

WHEREAS, the original bid of \$195,100 did not include the work described in Change Orders No. 2, 4 & 5; and

WHEREAS, the City of Grand Island will provide only \$140,000 for the Kitchen Addition and Renovation; and

WHEREAS, the Grand Generation Center will provide the remaining construction cost for the Kitchen Addition and Renovation; and

Whereas, Change Orders No. 2, 4 & 5 increase the contracted price by \$1,914.00.

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, 4, 5 between the City Of Grand Island and Chief Construction company of Grand Island, Nebraska

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Adopted by the City Council of the City of Grand Island, Nebraska, January 26, 2010.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
January 21, 2010	☐ City Attorney