

# Library Building Project

Retaining Wall Change Order #13 - \$78,906.08

## Summary:

A retaining wall at the NE corner of the building was inadvertently omitted from portions of the original project plans and documents and thus not included in Daniels bid. We are requesting approval for Change Order #13 for \$78,906.08. This wall is essential for site grading and parking lot stabilization. The project budget can accommodate this without increasing the overall estimated cost of the project.

## Context:

A retaining wall at the NE corner of the building is shown on the civil drawings and is called out as an “Earth retention system - see structural plans for details,” but it was not included on the structural drawings - see associated pages from the bid document set:

Site Layout and Surfacing Plan C300

Structural Elevations S300

Overall Exterior Elevations A400

Overall Exterior Elevations A401

The retaining wall is required for the project; there is a five-foot grade change from north to south and from west to east in the area where the retaining wall is required. The wall is absolutely necessary for parking lot stabilization and site grading.

HGA readily acknowledged the omission. Daniels also failed to notice the discrepancy in the plans while preparing their bid. If the retaining wall had been included in the original drawings and coordinated bid documents, the cost would have been incorporated into the original contract amount and would not appear now as a separate change order.

Put another way - HGA didn't design the wall and Daniels didn't include it in the bid.

## Cost:

The total project budget is \$8.95 million, supported by a \$4.25 million Flexible Facilities Project Grant, a \$1 million contribution from the Dodgeville Public Library Foundation, and \$3.7 million from the City of Dodgeville.

The Daniels bid came in below what was expected (see additional pages) - bringing the projected actual cost of the project to \$8.7 million, which includes a 7% owner contingency as part of the overall project budget.

Because there is a \$250,000 difference in the approved project budget and the actual bid, we believe the retaining wall should be considered an addition to the project scope and not part of the owner contingency.

To date, 39% of the owner contingency remains available for any additional issues.

**Total Project Estimate**

Architectual & Engineering - HGA	\$ 797,750.00
Construction Bid - Daniels Co.	\$ 6,771,760.00
Owner Project Development Costs	\$ 58,750.00
Furnishings for the library	\$ 450,000.00
Owner Contingency	\$ 620,660.00
	\$ -
	\$ -
	\$ -

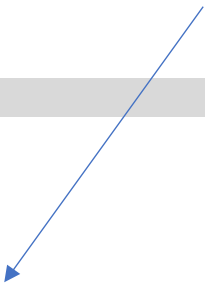
Total \$ 8,698,920.00

Approved Project Budget \$ 8,950,000.00

Budgeted minus Actual Bid \$ 251,080.00

**APPROVED PROJECT BUDGET**

Flexible Facilities Grant	\$ 4,250,000.00
City of Dodgeville contribution	\$ 3,700,000.00
Library Foundation contribution	\$ 1,000,000.00
	<u>\$ 8,950,000.00</u>



	<b><u>Total Project Estimate</u></b>		
Architectual & Engineering - HGA	\$	797,750.00	
Construction Bid - Daniels Co.	\$	6,771,760.00	
Owner Project Development Costs	\$	58,750.00	
Furnishings for the library	\$	450,000.00	
Owner Contingency	\$	620,660.00	
	\$	-	
Retaining Wall(s)	\$	78,906.08	
	\$	-	
Total	\$	<u>8,777,826.08</u>	
Approved Project Budget			\$ 8,950,000.00
Budgeted minus Actual Bid	\$	<b>172,173.92</b>	
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<b>APPROVED PROJECT BUDGET</b>			
Flexible Facilities Grant	\$	4,250,000.00	
City of Dodgeville contribution	\$	3,700,000.00	
Library Foundation contribution	\$	1,000,000.00	
	\$	<u>8,950,000.00</u>	