

Staff Report

Subject: Ratification of Change Order #5 for Admin Building Construction

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Department: Project Management

Meeting Date: January 7, 2025

Item Description: Ratification of Change Order #5 with McWright, LLC for the Admin Building Renovation/Construction Project.

Summary Recommendation: Staff requests the Board to ratify and approve Change Order #5 for McWright, LLC for the Administrative Building Construction

Executive Summary/Background:

Change Order 5 pertains to a request by the owner to revise the scope of work regarding the glass wall in the lobby area of the Effingham County Administration Complex.

Change Order History:

1. Change Order 1
 1. McWright CO 1 – Carriers for wall-hung sinks (8 locations): \$2,857.48
2. Change Order 2
 1. McWright CO 2 – VE Bath Accessories – change to standard mirror, soap, paper towel dispenser at all locations: Credit \$12,076.87
3. Change Order 3
 1. McWright CO 3 – Exterior Building Mounted Sign Allowance: Credit \$4,224.11
 2. McWright CO 4 – Replacement Chandeliers for Lobby: Declined \$0.00
4. Change Order 4
 1. McWright CO 5 – Additional Data Locations: \$10,879.00
 2. McWright CO 6 – Surge Protection: \$1,646.00
 3. McWright CO 7 – ADA Parking Lot Changes: \$3,850.00
 4. McWright CO 8 – Add Door to First Floor Corridor: Declined \$0.00

Original Contract Sum: \$3,317,000.00

Total Addition from Change Orders so Far: \$2,931.50

Updated Contract Sum: \$3,319,931.50

This Change Order 5:

McWright CO 9 – Change Glass Wall in Lobby: **\$0.00**

The specific changes include:

- Credit for glass subcontractor deductions: **(\$5,340.00)**
 - Deduct to remove aluminum sash: (\$1,940.00)
 - Deduct to remove 1/2" heavy glass wall: (\$3,400.00)
- Additional work costs to Frame and Drywall: **\$5,340.00**

- Demo and patching trim at columns: \$590.00
- Framing, insulation, and drywall installation: \$3,500.00
- Wall painting: \$250.00
- Electrical and data outlet installation: \$1,000.00

This change results in a **net-zero price adjustment**, with no additional cost or time extension required.

This modification was reviewed and approved by Tim Callahan, County Manager on December 10th, 2024.

Alternatives for Commission to Consider

1. Approve the ratification of Change Order #5 for the Administrative Renovation/Construction in the amount of \$0.00
2. Do not approve.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: County Manager, Procurement, Project Management

Funding Source: N/A

Attachments: Change Order 5