



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 02/02/2021

REQUESTER: Maxine Snow

PRESENTER: Andy Henning, Senior Building and Construction Projects Manager

TITLE: Change Order/Amendment No. 6 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$95,129.45 for masonic stone installation, added paint work, millwork relocation, mailroom relocation, glazing treatment, electrical upgrades required by code, punch list work resolution, security room enhancements and project closeout scope of work required to finalize phase 2 work

RECOMMENDED ACTION: Approve

ANALYSIS:

On June 4, 2019 the City Council awarded the Construction Manager at Risk (CMAR) contract to Hill & Wilkinson General Contractors (19 9024) for pre construction services in the amount of zero dollars (\$0). This award provided for CMAR services including development of project estimates, preliminary construction schedules, value engineering proposals and constructability review during the Design Phase.

Current Change Order/Amendment No. 6 in the amount of \$95,129.45 is divided as follows:

\$3,820.30 for installation of a masonic stone for the City Hall Complex

\$37,867.85 for repainting level 1 of City Hall Central + miscellaneous HR/Finance additions

\$7,473.38 for millwork relocation work associated with the City Hall East cash vault

\$15,033.19 for relocation of the mailroom from City Hall West to City Hall East

\$322.46 for application of translucent film on an exterior window facing into the loading dock

\$4,539.54 for electrical circuit breaker upgrades to achieve new code requirements

\$3,010.18 for additional scope of work brought about during the punch list process

\$7,358.45 for added large screen security monitors in the main lobby security check point

\$15,704.10 for added scope of work associated with final project closeout

Change Order/Amendment No. 1 in the amount of \$6,215,173 was approved by City Council on December 17, 2019 (19 9613) and represented the Guaranteed Maximum Price (GMP) for the scope of work defined in the Rouch Architects Construction Documents package as competitively bid by Subcontractors to Hill & Wilkinson General Contractors. Costs above and beyond the Hill & Wilkinson portion of the project addressed in Change Order/Amendment No. 1 included previously approved Construction Manager pre construction fees (\$0) and an asbestos remediation allowance (\$30,000); 5% contingency (\$310,759); allowance for FF&E (\$1,200,000); allowance for IT/data design and installation (\$95,000); allowance for A/V equipment (\$200,000); allowance for door access and security systems (\$95,000); allowance for Oncor Electric power line relocation (\$125,000); plus an allowance for construction testing (\$25,000), all of which total the overall project budget of \$8,295,932.

Change Order/Amendment No. 2 in the amount of \$109,179.10 was approved by City Council on June 2, 2020 (20 10026) and was comprised of the following:

\$7,980.98 for electrical panel LA 4 coordination with existing conditions

\$94,410.97 for electrical upgrades of existing equipment in order to meet all code requirements

\$528.84 for minor adjustments to landscape and civil engineering designs to coordinate both scopes

\$2,706.35 for change in length of HVAC slot diffusers required to allow proper air flow

\$3,551.96 for replacement of existing fire alarm strobes in City Hall West in order to allow new overall fire alarm system for all three (3) connected City Hall buildings to communicate seamlessly and report appropriately to the Grand Prairie Fire Department

Change Order/Amendment No. 3 in the amount of \$75,637.77 was approved by City Council on August 4, 2020 (20 10204) and was comprised of the following:

\$70,495.30 for additional structural steel supports, masonry supports and exterior stone material

\$2,083.41 for additional door, frame and hardware required

\$19,667.82 for a trench drain along the west side of the building due to moisture concerns

\$5,094.41 for added moisture barrier at exterior walls

\$14,950.65 for additional structure steel support due to existing conditions discovered

\$4,085.16 for further electrical code compliance upgrades of existing equipment

\$1,813.29 for raising of an existing rooftop mechanical unit to coordinate with new roof installation

\$3,915.56 for wood panel material and stain revisions above the public lobby transaction windows

\$1,894.96 for added metal stud framing and drywall to create a required soffit condition

\$48,069.22 credit for elimination of the potassium injection treatment

\$1,863.56 for added wood paneling framing support above the public lobby transaction windows

\$2,737.76 for ten revised hollow metal door frames to coordinate with the ceiling height reduction

\$4,894.89 credit for reimbursement for new furniture ordered due to water infiltration damage

Change Order/Amendment No. 4 in the amount of \$103,689.52 was approved by City Council on October 13, 2020 (20 10432) and was comprised of the following:

\$9,603.60 for millwork changes to lobby drawing review counter including added structural steel

\$7,361.04 for repair of an existing concrete grade beam that was discovered to be damaged

\$8,922.02 for concrete ramp work due to uncovered floor elevation conflict at southwest connector

\$4,545.99 for protective wall covering in conference rooms to prevent wall damage from chairs

\$1,917.99 for a curb drain to coordinate with existing grades and new concrete ramp construction

\$7,537.97 for added structural steel at east façade to address existing conditions lacking support

\$3,297.86 for concrete masonry block infill at hidden opening condition uncovered

\$70,837.11 for reinstatement of interior finish materials previously removed from lobby design

\$2,089.70 for additional manually operated roller shades at south facing lobby huddle rooms

\$2,406.92 credit for deletion of specialty breakroom equipment not required

\$10,016.84 credit for painting of the existing exterior masonry in lieu of stain due to existing condition of mortar material at the northeast wall area and all north wall square footage

Change Order/Amendment No. 5 in the amount of \$98,214.32 was approved by City Council on November 3, 2020 (20 10476) and was comprised of the following:

\$6,755.90 for plumbing work associated with relocation of the Atmos gas meter

\$28,244.65 for expanded landscaping within the area just to the east of City Hall West

\$29,359.81 for COVID 19 costs associated with monitoring construction workers daily for 3 months

\$3,618.76 for painting revisions associated with the exposed ceiling in the entry lobby of City Hall East

\$1,960.85 for painting of screening supports along the west wall of City Hall East

\$16,927.57 for expanded landscaping to finish the area just south of phase 2 work now versus in phase 3

\$4,084.40 for existing door repairs and refinishing at the Transportation Management Center

\$8,127.18 for Fire Plan Review storage room revisions and additions

\$4,187.75 for additional floor preparation and leveling prior to tile installation due to existing conditions

\$34,891.37 for removal/reinstatement of the temporary construction yard on the Boze GPISD property

\$4,121.81 for electrical work required to meet code requirements per city inspector review

\$44,065.73 credit for signage costs not required by code

Items applicable to performance by the Construction Manager at Risk (CMAR) will be incorporated into the current Hill & Wilkinson General Contractors contract for a revised total contract in the amount of \$6,697,023.16.

This item was taken to the Finance and Government Committee on February 2, 2021 for their review and recommendation for approval.

FINANCIAL CONSIDERATION:

Funding for Change Order/Amendment No. 6, in the amount of \$95,129.45, is available in Municipal Facilities Capital Projects Fund (405090) WO #02002603 (Municipal Complex Ph II)