



REQUEST FOR COUNCIL ACTION

AGENDA DATE: July 24, 2023

AGENDA ITEM: Consider approving change orders related to IRA Civic Center project.

PREPARED BY: Kimberly Gibeau

BACKGROUND:

Attached are 4 change orders for the Civic Center project. Several of these have multiple components to be described below. Please place these on the Council agenda for approval.

Change Order 8 for Work Scope 8 (Electrical) includes 3 components:

- “Component 1” provides for a credit to the City in the amount of \$3,678.65. As you recall, we deleted the reinstallation of a number of existing roof vents/fans. The existing roof vents were deemed unnecessary in light of other HVAC improvements that are being installed. The credit reflects electrical work that was thus eliminated.
- “Component 2” is an increase in the contract amount of \$3,702.00. This extra work is for electrical improvements related to additional ventilation for the new refrigeration system.
- “Component 3” is an increase in the contract amount of \$7,617.20. This extra work is for the repair of electrical feeder lines that were cut during saw cutting and removal of existing concrete slabs during the demolition phase. Please note that this same amount is included as a credit to the City in the TNT change order below. That is, there is no net cost to the City to repair this damage.
- In total this change order increases Hart’s contract amount by a total of \$7,640.55.

Change Order 6 for Work Scope 7 (Mechanical) is a credit to the City in the amount of \$5,000.00 for mechanical work that is no longer necessary due to not reinstalling existing roof vents as noted above.

Change Order 1 for Work Scope 4 (Roofing) is also a credit to the City in the amount of \$2,568.00 also associated with not reinstalling existing roof vents.

Change Order 13 for Work Scope 3 (General Construction) includes 5 components:

- Component #1 is an increase of \$2,158.00. This extra work relates to 5 columns in the upper lobby. Extra “trim work” was needed to make the final/finished surfaces of these columns square and mutually aligned.
- Component #2 is an increase of \$11,536.18. This amount covers additional acoustical ceiling (above and beyond the original contract) in 1st level locker rooms and offices.
- Component #3 is an increase of \$5,843.00 and is associated with additional structural and finish work on the soffit outside Room 216 (private suite).
- Component #4 is an increase of \$862.00 and is associated with changing the ceiling in the elevator equipment room to a “hard” ceiling.
- Component #5 is a credit of \$7,617.20 which offsets an increase in the same amount in the Work Scope 8 change order above. In essence, TNT is paying for the extra electrical work because their crews cut the electrical lines during demolition.
- In total this change order increases TNT’s contract amount by a total of \$12,781.98.

The total net change to the project cost for all 4 of these change orders is an increase of \$12,854.53. Sufficient funds remain in the project contingency to cover these costs.

REQUESTED COUNCIL ACTION:

Make a motion to approve change orders as presented.