



REQUEST FOR COUNCIL ACTION

AGENDA DATE: December 4, 2023

AGENDA ITEM: Consider approving change orders for Civic Center/Yanmar Arena.

PREPARED BY: Glen Hodgson

BACKGROUND:

Change Order 22 for Work Scope 3 (General Construction) with TNT Construction Group:

- Has 5 components.
- “Component 1” is a credit to the City for a reduction in the height of a concrete block wall above the upper lobby concessions. The block wall was reduced in height to open up a better visual sight line of the timber roof above the concession area. This change decreases TNT’s contract by \$4,895.00.
- “Component 2” covers the cost of repairing and replacing ceramic wall tile in a number of the shower rooms in the lower level locker rooms. During construction it was found that several areas of tile adhesive had failed. Thus, a number of fairly large areas of tile simply fell off the wall during construction—at no fault of the contractor. This change increases TNT’s contract by \$9,108.00.
- “Component 3” covers a field work order to paint the entire south exterior wall of the main arena as well as painting a portion of the west wall of the main arena building. The installation of new windows in the south wall (as well as other new construction) created a patchwork of old and new wall surfaces. Painting was done to provide a uniform, finished appearance. This change increases TNT’s contract by \$9,731.00.
- “Component 4” covers a field work order to construct concrete steps and platforms outside 3 corners of the west rink. This work was done to enhance safety of spectators going up and down the bleachers. This change increases TNT’s contract by \$8,956.00.
- “Component 5” covers a field work order to install additional trim pieces at various locations of the “p-lam” wall coverings in the upper lobby. This change increases TNT’s contract by \$995.00.
- In total, this change order increases TNT’s contract by \$23,895.00.

Change Order 3 for Work Scope 4 (Roofing) with Thelen Heating and Roofing:

- Has 2 components.

- “Component 1” covers roof membrane patching that was done during the installation of the “ship’s ladder” (the ladder between two levels of the existing roof.) This work increases Thelen’s contract by \$1,241.00.
- “Component 2” is a credit to the City. The original plans called for walking pads to be installed over the new roof membrane on the arched roof section of the arena. Discussions with arena staff indicated that these pads would seldomly or never be used as a walking path on the new roof. Since the pads would serve no real purpose, that work was removed from the Thelen contract. This change decreases Thelen’s contract by \$10,800.00.
- In total, this change order decreases Thelen’s contract by a net amount of \$9,559.00.

Change Order 10 for Work Scope 7 (Mechanical) with Rapids Plumbing and Heating:

- Has 2 components.
- “Component 1” provides for the installation of new gas piping on the roof of the building to feed the new heaters over the bleachers in the west venue. This was work that was not contemplated as part of RPH’s original contract. This change increases RPH’s contract by \$19,144.95.
- “Component 2” provides for an “extra” testing and balancing (TAB) of the air exchange system in the Ice Plant room. It was necessary to schedule this extra TAB so that the State inspection of the ice plant room could proceed when the State could fit us into their inspection schedule. This change increases the contract by \$1,306.00.
- In total, this change order increases RPH’s contract by \$20,450.95.

The total net change to the project cost for these 3 change orders is an increase of \$34,786.95. Sufficient funds remain in the project contingency to cover these costs.

REQUESTED COUNCIL ACTION:

Make a motion to approve change orders for Civic Center/Yanmar Arena.