



CHANGE ORDER FORM

Project Information

Change Order #:	01	Date:	February 15, 2022
Project Name:	Rodarte Kitchen & Bathroom Remodel		
Bid Number:	01	Dept/Division:	Public Works - Facilities
Original Budget Unit #:		PO #:	
New Oracle Charge Number:	3041060400960000000000	Project Number:	11025
		Oracle PO:	20213001
Oracle Expenditure Type:	Construction (8202)	Expenditure Organization:	Capitol Improvements
Project Manager:	Abe Theiss	Title:	Project Manager

Contractor/Consultant Information

Contractor/Consultant:	Derek Cohen @ Swift Builders, LLC.	Email:	derekc@swiftbuildersllc.com
------------------------	------------------------------------	--------	--

The CONTRACTOR/CONSULTANT is hereby directed to perform the WORK described in the CONTRACT for design/construction as amended by this CHANGE ORDER.

See attached	6	sheets with full explanation for the change order.
--------------	---	--

Compensation to Contractor/Consultant

The original contract sum was:	\$204,661.00
The net change by previous change order was:	\$0.00
The contract sum prior to this change order was:	\$204,661.00
The contract sum will be: (See List) Increased	\$74,655.10
The new contract sum, including this change order is:	\$279,316.10
The contract time will be: (See List) Increased	30
The new date for project completion is:	March 31, 2022

This CHANGE ORDER is intended to, and the OWNER agrees that it shall, fairly and adequately compensate the CONTRACTOR/CONSULTANT for the extra direct costs (time and materials, etc.) as well as all expenses and damages which may result from any delays, suspensions, stretch-outs, scheduling, inefficiencies and accelerations in the WORK associated with this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for such expenses and damages.

This CHANGE ORDER is intended to, and the CONTRACTOR/CONSULTANT agrees that it does, provide the CONTRACTOR/CONSULTANT a reasonable and adequate period of time in which to complete the WORK in accordance with the CONTRACT for establishment of policies, as amended by this CHANGE ORDER, and the CONTRACTOR/CONSULTANT releases the OWNER from any claims for additional time to perform the WORK associated with this CHANGE ORDER.

The Contract Documents may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document. The Contract Documents, including all component parts set forth above, may be executed and delivered by electronic signature by any of the parties and all parties consent to the use of electronic signatures.

Signatures for City Council	
IN WITNESS WHEREOF, the parties have caused this instrument to be executed in two (2) original counterparts as of the day and year first above written.	
Approved as to Substance	Reviewed as to Legal Form
City Manager	City Attorney
Certification of Contract Funds Availability	Departmental Certification
Director of Finance	Department Director
Purchasing Official	Project Manager
Certification of Content by Contractor/Consultant	
Representative of Contractor/Consultant	Title
Additional Approval:	
<div><div>Budget</div><div>Supervisor</div><div>CPC</div><div>Finance</div><div></div></div>	
Cumulative change orders totalling \$74,655 for a total of 36.5%.	

CHANGE ORDER FORM



Project Information

Change Order #: **01**

Project Name: **Rodarte Kitchen & Bathroom Remodel**

Date: **2/15/2022**

Project Manager: **Abe Theiss**

Change Order Justification

Why was this not in original contract?	Due to building code requirements the Exhaust hood and Make-up Air Unit system scope of work was added after the City of Greeley Building Department review for permit, this is a required element to the kitchen. The grease interceptor scope was added after the existing system failed and required replacement, this was not part of the original scope but was fortuitous because of the timing and savings to be captured from having planned to get into the floor for the plumbing scope of work already a part of the remodel. The load bearing wall was discovered during demolition and a fix was designed by the structural engineer involved in the project.
Budget Impact/Funding	This contract will increase by \$74,655.10.
Impact to project schedule	This change, along with two others are delaying the project about 4 weeks at this point. We may be able to pick some of this time up, but procurement is a problem.
Detailed Explanation Of Change Order	<p>Material, equipment & labor to furnish and install the Captivaire KEF-1 & MAU-1</p> <p>Includes curbs, stainless steel backsplash and ansul system.</p> <p>Roof patch for rooftop equipment/penetrations.</p> <p>Added floor sink to replace existing that was to remain, rough-in & install owner provided hand sink</p> <p>New piping from both floor sinks to new grease interceptor, gas piping to KEF-1.</p> <p>Steel header detail for block wall and L angle for roof support for MAU.</p> <p>Electrical work for the new exhaust system.</p> <p>Premium to demo block wall.</p> <p>Additional concrete sawcut, demo and pour back.</p> <p>Additional General Conditions due to unforeseen conditions and the resulting delay because of these.</p>



Council has increased the limits for signature authority. Below are the new limits based on CUMMULATIVE change orders:

https://library.municode.com/co/greeley/codes/municipal_code?nodeId=PTIICOOR_TIT6REFI_CH6PU_ARTIIISOSECOFO_S6-486CHOR

Dollars related to original contract.	<=25%			>25%		
	\$50,000.01-			\$50,000.01-		
	<\$50,000	\$100,000	>\$100,000	<\$50,000	\$100,000	>\$100,000
Council						X
City Manager			X		X	X
City Attorney			X		X	X
Director of Finance			X		X	X
Purchasing Official	X	X	X	X	X	X
Department Director	X	X	X	X	X	X
Project Manager	X	X	X	X	X	X
Budget Analyst	X	X	X	X	X	X

Finance Department