



## City of Ketchum

October 5, 2020

Mayor Bradshaw and City Councilors  
City of Ketchum  
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

### **Recommendation To Approve Change Order #2 to Contract 20454**

#### Recommendation and Summary

Staff is recommending the council provide authorization to the Mayor to sign Change Order #2 to Contract 20454 with CORE | Headwaters LLC:

***"I move to approve Change Order #2, in a reducing amount of \$23,065, to Contract 20454 with CORE | Headwaters LLC and authorize the Mayor to sign the Change Order."***

The reasons for the recommendation are as follows:

- The City and the project team utilized an opportunity to advance construction of the fire station.
- This Change Order will mitigate 72% of the cost increase associated with the actions taken to expedite the project.

#### Introduction and History

The City of Ketchum approved the construction of a fire station on November 5, 2020. Since that time, the project team has worked to bring the project to construction. Change Order #2 was developed by the project team to partially mitigate the cost increases incurred as a result of Change Order #1.

#### Analysis

Change Order #2 achieves savings that equate to approximately 72% of the cost of Change Order #1, the project team continues to work to identify additional savings, as opportunities arise.

#### Sustainability Impact

There is no sustainability impact arising from this action.

#### Financial Impact

This change order represents a reduction in the approved contract price.

#### Attachments

- Attachment A: Change Order #2 Contract 20454



Contract #: 20454  
Project Description: Fire Station CM/GC  
Change Order #: 002  
Effective Date: 10/5/2020

Description of Change:

Acceptance by City of certain project changes as detailed in the following pages

Additional Time Granted: 0 days  
New Contract End Date: Unchanged

**Contract Price Impact**

Original Contract Price:	\$	9,320,940.00
Total of Prior Change Orders:	\$	31,841.00
Contract Price Prior to this Change Order:	\$	9,352,781.00
Increase / (Decrease) of this Change Order:	\$	(23,065.00)
Contract Price Incorporating this Change Order:	\$	9,329,716.00

**Acceptance**

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Neil Bradshaw, Mayor  
City of Ketchum

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Seth Maurer, Managing Member  
CORE | Headwaters LLC



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## Budget Evolution Item Summary City of Ketchum Fire Station #1

Budget Evolution August 2020 Approved CoK Fire Station #1

9/30/2020

Description: Incorporation of August 2020 Budget Evolution Items

SCOPE	SUBCONTRAC	AMOUNT
Reduce Elevator Capacity to 2500#	BEL 28	\$ (4,500.00)
Six Inch Trench Drain in lieu of ten inch at App bays	BEL 36	\$ (15,500.00)
Remove existing Tree by FD	BEL 51	\$ (250.00)
Reduce size of Domestic Water supply from 3" to 2"	BEL 52	\$ (1,400.00)
SUBTOTAL:		\$ (21,650.00)
SUBTOTAL reflects direct costs only on the presumption that costs will come from allowances. If costs are reimbursed by Change Order, TOTAL AMOUNT below reflects the SUBTOTAL with add of agreed upon markup in accordance with the change order pricing.		
Bond and Insurance	CORE	\$ (452.00)
CMAR FEE	CORE	\$ (963.00)
Sales Tax	CORE	\$ -
TOTAL AMOUNT:		\$ (23,065.00)

## Chris Schratwieser

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**From:** Jeff Jerome  
**Sent:** Wednesday, September 2, 2020 3:26 PM  
**To:** Chris Schratwieser  
**Subject:** FW: Urgent Request - COK Fire Station No1

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**From:** Pete Skow (EXT) <pete.skow@schindler.com>  
**Sent:** Tuesday, June 23, 2020 1:15 PM  
**To:** Jeff Jerome <jeffjerome@coreconstruction.com>  
**Cc:** Jacent Ley <jacent.t.ley@schindler.com>; Pete Skow (EXT) <pete.skow@schindler.com>  
**Subject:** RE: Urgent Request - COK Fire Station No1

Jeff,

Per our conversation, I've reviewed my estimate for value engineering opportunities. The options are as follows:

1. Reduce the size of the elevator from 3500 pound to 2500 pounds. The shaft depth could be reduced to 5'-9", or it could stay at 7'-0" (as currently shown). The credit is \$4,500
2. Change the stainless steel entrances from stainless steel to painted: credit of \$700 (total)
3. Change the cab handrails from stainless steel to brushed aluminum: credit of \$500.
4. The specs called for card reader provisions. If we delete the card reader provisions, the credit is \$1,000.

Let me know if you have any questions. Thanks!

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Pete Skow | New Installation Sales Representative  
Phone 208.577.5537 | Mobile 801.330.1974 | Fax 208.577.5526  
[pete.skow@schindler.com](mailto:pete.skow@schindler.com)

Schindler Elevator Corp. | New Installation  
743 McGregor Court, Suite 140 | Boise, ID 83705, USA  
[www.us.schindler.com](http://www.us.schindler.com)

Your Salt Lake City/Boise/Spokane team is committed to exceeding your expectations. If you are not completely satisfied with your experience, please share your feedback [HERE](#).

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Please consider your environment.



# BID PROPOSAL

Public Works PWC-C-15343-AAA-4 Plumbing- PLB-C-035960 HVAC- HVC-C-2728  
111 Gulf Stream Ln Hailey, ID 83333 2188 4th Ave, East Twin Falls, ID 83301  
(P)208-726-5261 (F)208-788\_8176 (P)208-329-7900

June 23, 2020

Core Construction Attn Jeff Jerome

Ketchum Fire Station No 1 Plumbing VE suggestions.

We have put together the following VE suggestions for the plumbing scope on the Ketchum Fire Station No 1.

- Use Space Age under slab insulation in leu of the specified R-5 for the snow melt system. Subject to approval from engineer and code officials. ....Deduct (11,500.00) **GMP deduct**
- Use PEX for domestic water piping less than 2" for all non exposed water piping. All exposed water piping will be Copper as specified.....Deduct (13,500.00) **GMP deduct**
- Reduce the total lineal footage of the trench drains by 60 ft leaving 40 ft runs in place of the 60 ft runs shown in each of the 3 bays.....Deduct (12,000.00) **GMP deduct**
- **Substitute the specified trench drain for 6" wide trench drain Zurn Z886-HD. Cut Sheet attached.....Deduct (15,500.00)**
- Remove S-3 from the island sink in the kitchen area.....Deduct (2,200.00) **GMP deduct**

## Chris Schratwieser

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**From:** Matt Sylvester  
**Sent:** Tuesday, August 4, 2020 11:14 AM  
**To:** Dennis Potts; Cary Goldberg  
**Cc:** Chris Schratwieser; John Brown  
**Subject:** FW: CoK FS1 - Tree Removal

Dennis,

See below for credit for tree removal.

Thank you,

**Matthew Sylvester**

Assistant Project Manager

**CORE Construction | West**

C: 702-416-7677 | W: coreconstruction.com

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**From:** Jonathan Lunceford <alabama626@gmail.com>  
**Sent:** Monday, August 3, 2020 9:22 PM  
**To:** Matt Sylvester <mattsylvester@coreconstruction.com>  
**Subject:** Re: CoK FS1 - Tree Removal

**\$250**

Jonathan Lunceford  
**Lunceford Excavation, Inc**  
PO Box 739  
Ketchum, ID 83340

Cell: 208.720.1655  
Email: [alabama626@gmail.com](mailto:alabama626@gmail.com)

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On Mon, Aug 3, 2020 at 1:19 PM Matt Sylvester <[mattsylvester@coreconstruction.com](mailto:mattsylvester@coreconstruction.com)> wrote:

Hello,



Regional office for CORE NV company  
777 N 4th St  
Bosie, Idaho 83702

Project: 5-20-01-006 - CoK - City of Ketchum Fire Station  
107 Saddle Road  
Ketchum, Idaho 83353

### Building Water Service

<b>TO:</b>	Alex Goedhart (Cole Architects) Crystal McColly (Cole Architects)	<b>FROM:</b>	Chris Schratwieser (CORE Construction - Las Vegas) 7150 Cascade Valley Court Las Vegas, Nevada 89128
<b>DATE INITIATED:</b>	07/31/2020	<b>STATUS:</b>	Closed on 08/05/20
<b>LOCATION:</b>		<b>DUE DATE:</b>	08/05/2020
<b>PROJECT STAGE:</b>	Course of Construction	<b>COST CODE:</b>	
<b>SUB JOB:</b>		<b>SCHEDULE IMPACT:</b>	
<b>COST IMPACT:</b>	(\$1,400.00)	<b>SPEC SECTION:</b>	220100 - PLUMBING
<b>DRAWING NUMBER:</b>	P2.00	<b>REFERENCE:</b>	
<b>LINKED DRAWINGS:</b>			

RECEIVED FROM: Brett Traylor (Evans Plumbing Incorporated (EPI))

COPIES TO:  
JT Brown (CORE Construction - Las Vegas), Cary Goldberg (DPPM Project Management), Bill McLaughlin (City of Ketchum), Dennis Potts (DPPM Project Management), Chris Schratwieser (CORE Construction - Las Vegas), Matt Sylvester (CORE Construction - Las Vegas), Brett Traylor (Evans Plumbing Incorporated (EPI))

**Question from Chris Schratwieser (CORE Construction - Las Vegas) at 12:57 PM on 07/31/2020**

As discussed with the Public Works Director Pat Cooley, the project will be serviced by a two inch water meter. May we keep the main service line at two inches in lieu of tapping at three inches down-sizing to two inch at the meter and then up-sizing back to a three inch?  
We have a credit offered by the plumber of \$1,400 if acceptable.

**Official Response: Crystal McColly (Cole Architects) responded on Wednesday, August 5th, 2020 at 2:38PM MDT**

See attached response.  
Crystal McColly, AIA, NCARB  
COLE/ARCHITECTS  
Project Architect  
p 208.345.1800 / d 208.605.3404 / c 208.731.9031

Attachments:  
[RFI #CC-42 - Building Water Service - Response.pdf](#)

BY \_\_\_\_\_ DATE \_\_\_\_\_ COPIES TO \_\_\_\_\_