



DDA ACTION SUMMARY SHEET

MEETING DATE: June 17, 2025

TOPIC Lumber Yard Reconstruction - Change Orders

BACKGROUND BRIEF:

The DDA Board previously approved a contract with Mickey's Construction for the reconstruction of four structures on the site to enable either activation of the structures or the foundational repair, structural code compliance, and re-roofing of the structures to allow for a detailed interior design plan. The contract approved an anticipated cost ranging from \$380,000 to a cost not to exceed \$425,000 (without further authorization). Several items in the contract work were only partially known as the contract started, due to hidden conditions in the roof and structures that could only be assessed as the work went forward. These four change orders begin to address that work and are part of the initial anticipated contract range.

ANTICIPATE THAT AT THE CONCLUSION OF THIS FIRST PHASE OF RECONSTRUCTION A FINAL INVOICE WILL BE PRESENTED THAT MAY EXCEED THE TOTAL COST NOT EXCEED. THE BOARD CAN ASSESS THAT BASED ON THE CONTINUING PRESENTMENT OF THESE CHANGE ORDERS AS THEY BECOME NECESSARY

FINANCIAL IMPACT:

These costs are anticipated and will be charged against the Public Spaces Grant. We initially invoiced, and have received, \$446,867.25 of the grant. To date we have expended \$267,973.67, leaving a current available balance of \$178,893.58. These change order(s) will be charged against the balance, and under the contract with Mickey's Construction.

Change Order 01-June 2025: Demolition of fencing, preparation for reinstallation	\$4,000
Change Order 02-June 2025: Demo/Material Prep for Code Compliance: North Roof	\$26,354
Change Order 03-June 2025: Demo and Labor for rebuilding floor of market pavilion	\$9,600
Change Order 04-June 2025: Additional Material following roof removal/exposure	<u>\$4,862.90</u>
	\$44,816.90

RECOMMENDED MOTION:

Move to approve four (4) change orders, as presented, pursuant and under the contract with Mickey's Construction in the total amount of \$44,816.90, payable from GL 248-726-980-001 Public Spaces Grant – General.