



AGENDA REPORT

City Council Meeting

TODAY'S DATE: August 2, 2024

MEETING DATE: August 7, 2024

TO: City Council

FROM: Maeve Nevins-Lavtar, Parks Planning & Development Manager

SUBJECT: Request to approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 with Ginno Construction Co. for CM/GC Services for Travers Park Renovations, Phase I Construction Services, due to unforeseen project circumstances and cost credits from value engineering project management decisions, resulting in a change to the Guaranteed Maximum Price.

DESCRIPTION/BACKGROUND: The City Council previously approved the following contract agreements with Ginno Construction:

- Agreement No. A23-5300-5 with Ginno Construction Co. for the Travers Park Renovation construction services on March 15, 2023 under Resolution 23-024,
- Change Order No. 2 on September 27, 2023 under Resolution 23-078,
- Change Order No. 3 on Feb. 2, 2024 under Resolution 24-009,
- and Change Order No. 4 on May 1, 2024 under Resolution

Staff requests Council to approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 for the following justifications:

1. Value engineering decision to change the water heater from a gas model to a 50 Gallon electric model due to low demand requirements on system, resulting in a credit to project.
2. Value engineering decision to change hardware to less expensive options, including using card readers for keyed entry use by staff at only the front door in lieu of having it at all doors. This resulted in a credit.
3. Additional request to paint exposed sprinkler piping located at walls and ceilings from black to white during fabrication, this does not include hangers or fire sprinkler heads.
4. Credit provided for deleting the reinstallation of the picnic shelter from the contract, as Rotary Club has indicated they will be fundraising for a new shelter under a future contract. Anticipated installation spring 2025.
5. Credit for removing the new concrete monument park sign from scope. The existing park sign is the standard and adding a new concrete one would have significant cost implications to other park property branding. This could be added in the future if the City desires to update park signage.
6. Additional concrete slab, curb and rebar needed for HVAC mechanical foundation, initially it was deleted when we had all gravel bases in base bid (a previous value engineering attempt), but the mechanical engineers responded after the bid and would only accept the unit if placed on structural concrete slab foundation.

7. Additional structural steel framing to support exterior with powder coating for protection of HVAC duct materials per engineer. This portion of design was not completed at time of original bid and was required by the mechanical engineers.
8. Credit for using a duct liner in lieu of exterior insulation at subcontractor's recommendation.
9. Additional costs for athletic court surfacing costs due to revisions to courts (the configuration changed in January based on community feedback). Additionally, costs have increased since originally bidding it, thus the subcontractor is over the originally allocated amount identified in Ginno's original contract.

CONTINGENCY FUNDING:

Contingency funds for all the above listed items are sourced from the interest funds acquired from the original Jim and Ginny Russell donation of \$7.5 million. Note the current total of credits for this change order amount to \$50,160.55, while additional credits are anticipated as the project continues towards completion.

BUDGET OVERVIEW:

Change Order #5 includes the following scopes of work and fees:

1. PCO-016 - CE#027-RFP_023 (RFI#20): Water Heater Changes: (\$1,956.38)
2. PCO-017 - CE#30-RFP_013: Hardware Revisions: (\$7,288.96)
3. PCO-018 - CE#033_RFP_010: Painting Sprinkler Piping: \$12,305.00
4. PCO-022 - CE#038_RFP_018: Removing Picnic Shelter: \$(12,950.21)
5. PCO-023 - CE#37-RFP_017: Remove Monument Sign: \$11,000
6. PCO-040 - CE#37-RFP_009: AHU Housekeeping Pad: \$15,503.23
7. PCO-025 - CE#34-RFP_019: (RFI#43) - Added Duct Supports: \$26,393.90
8. PCO-026 - CE#048-RFP_024: Duct Liner in lieu of exterior insulation: \$(16,965.00)
9. PCO-028 - CE#036-RFP_008A: Athletic Surfacing: \$15,079.51

Original Contract Amount: \$20,000

Prior Approved Change Order #1: \$26,500

Prior Approved Change Order #2: \$4,190,000

Prior Approved Change Order #3: \$3,046,839.35

Prior Approved Change Order #4: \$86,703.15

Previous Approved Contract Amount: \$7,370,042.50

Current Change Order #3 Amount: \$19,121.09

New Contract Amount: \$7,389,163.59

Cost Summary:

Other Project Costs: \$549,146

Design, Construction Documents & Construction Admin. (Architects & Engineers): \$463,832

Geotechnical Engineering & Inspections: \$47,956

Survey & Misc.: \$12,358

Innovia Foundation Contribute \$25,000

Construction Costs: \$7,389,163.59

Total Project Costs: \$7,912,309.50

Original Project Budget Amount: \$7,500,000

Total Contingency Amount Used: \$438,309

\$411,749 Funded by interest funds from donation

\$26,560 Funded by reallocated Parks CIP budget for items not identified in Building scope.

SCHEDULE:

The final phase 1 project schedule has not been increased due to changes. The substantial completion date for this contract is **December 16, 2024**. Construction remains very active with the utilities being installed on site now and the interior dry wall being completed in the lobby and community room.

A public information/project update page for all the Travers Park improvements at www.sandpointidaho.gov/living-in-sandpoint/current-projects.

STAFF RECOMMENDATION: Approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 with Ginno Construction Co.

ACTION: Approve Change Order No. 5 and the Fifth Amendment to Agreement No. A23-5300-5 with Ginno Construction Co.

WILL THERE BE ANY FINANCIAL IMPACT? Yes HAS THIS ITEM BEEN BUDGETED? Yes

ATTACHMENTS:

Proposed Resolution with Change Order No. 5 and the Fifth Amendment to Agreement A23-5300-5
For Reference:

Agreement A23-5300-5 – Ginno Construction

Agreement A23-5300-5 – Ginno Construction CM/GC First Amendment

Agreement A23-5300-5 – Change Order No. 1

Agreement A23-5300-5 – Change Order No. 2

Agreement A23-5300-5 – Change Order No. 3

Agreement A23-5300-5 – Change Order No. 4

Agreement A23-5300-5 – Change Order No. 5