



Item: Change Order # 1 and Final Payment – Repair and Preventive Maintenance of the North Parking Structure, O.F. 1663

From: Planning and Community Development

Initiated By: Planning and Community Development

Presented By: Craig Raymond, Planning and Community Development Director

Action Requested: Approve Change Order #1 and Final Pay Request

Suggested Motion:

1. Commissioner moves:

"I move the City Commission approve Change Order # 1 in the amount of \$3,667.50 for the Repair and Preventive Maintenance of the North Parking Structure, O.F. 1663, and approve Final Payment in the amount of \$5,950.80 to Brown Brothers Concrete & Asphalt and \$60.11 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments."

2. Mayor calls for a second, discussion, public comment, and calls for the vote.

Staff Recommendation: Approve Change Order # 1 and Final Payment Request.

Background:

Purpose:

An Engineering Condition Appraisal was completed for the North Parking Structure in 2012. The garage was constructed in 1979 and was in need of rehabilitation to reduce the deterioration rate of the concrete components. There were also a number of miscellaneous items that required attention to improve the function of the garage.

Original Bid Opening:

Six bids were received on February 5, 2014, with the bids ranging between \$362,100.00 and \$216,261.50. Brown Brothers submitted the low bid.

Commission Award Date:

The City Commission awarded the contract to Brown Brothers on February 18, 2014.

Final Payment: The final project cost is \$219,929.06 which is \$3,667.50 greater than the amount that was originally awarded and approved. Change Order # 1 is proposed to account for the additional funding needed for the installation of 106 lineal feet of an

expansion joint to seal and waterproof the ceiling of the utility room. The Change Order will provide \$3,667.50 to the contractor to compensate for this design improvement and additional work.

Project Work Scope

The project consisted of structural concrete repairs including top of slab repairs, overlay repairs, and wall repairs; waterproofing repairs including the routing and sealing of cracks, removal and replacement of sealant at construction joints, removal and replacement of cove sealant, removal of grout at base of column and replacement with cove sealant, removal and replacement of isolation joint sealant at roof level seven, removal of seal and installation of new pre-mold expansion joints at towers, installation of new flexible cover plates at tower/garage thresholds, installation of deck coating at pour strips and construction joints, and installation of concrete sealer; electrical repairs including the replacing of a light fixture; stair tower repairs including repainting stair tower railings, cleaning and painting doors and frames, and installation of exposed aggregate coating; and miscellaneous repairs including repainting pavement markings, replacing missing signs, and repairing guardrails.

Conclusion

City staff recommends making the Final Payments and recommends approving the Change Order for the Repair and Preventive Maintenance of the North Parking Structure, O.F. 1663 to Brown Brothers Concrete & Asphalt.

City staff has verified that Brown Brothers has completed all work and punch list items in accordance with the plans and contract. The project was completed within the contract time. The two year warranty period started at the time of substantial completion which was August 11, 2014.

Fiscal Impact:

The funding will come from the City parking fund.

Alternatives:

The City Commission could vote to deny the Final Payment and Change Order.

Attachments/Exhibits:

1. Change Order #1 is attached.

Change Order

No. 1

Date of Issuance: September 2, 2014

Effective Date: September 2, 2014

Repair and Preventive Maintenance of the North Parking Structure (O.F. 1663)	Owner: City of Great Falls	Owner's Contract No. : O.F. 1663
Contractor: Brown Brothers Asphalt and Concrete		Date of Contract: February 18, 2014
Address: 8200 S. Akron St. Suite 105, Centennial, CO 80112		Project Number.: 361308

The Contract Documents are modified as follows upon execution of this Change Order:

Add the installation of 106 LF of an expansion joint with silicone sealant on parking level one. This change order will account for the cost in addition to the original contract value.

Attachments: (List documents supporting change):

CHANGE IN CONTRACT PRICE:
Original Contract Price:

\$ 216,261.50

[Increase] [Decrease] from previously approved Change

Orders No. 0 to No. _____:

\$ _____

Contract Price prior to this Change Order:

\$ 216,261.50

[Increase] [Decrease] of this Change Order:

\$ +3,667.56

Contract Price incorporating this Change Order:

\$ 219,929.06

CHANGE IN CONTRACT TIMES:
Original Contract Times:

Working days Calendar days

Substantial completion (days or date): _____

Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders

No. 0 to No. _____:

Substantial completion (days): _____

Ready for final payment (days): _____

Contract Times prior to this Change Order:

Substantial completion (days or date): 90

Ready for final payment (days or date): _____

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 5

Ready for final payment (days or date): _____

Contract Times with all approved Change Orders:

Substantial completion (days or date): 95

Ready for final payment (days or date): _____

RECOMMENDED:

By: Counting Agency
Engineer (Authorized Signature)

Date: 8/12/14

Approved by Funding Agency (if applicable): _____

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: Joe Rasmussen
Contractor (Authorized Signature)

Date: 8/12/14

Date: _____

Change Order

Instructions

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directives must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.