



Item: Change Order No. 1: Public Works Administration Building Addition,
O. F. 1455.7

From: Engineering Division

Initiated By: Public Works Department

Presented By: Jim Rearden, Public Works Director

Action Requested: Approve Change Order No. 1

Suggested Motion:

1. Commissioner moves:

"I move the City Commission approve Change Order No. 1 in the amount of \$12,390.45 to James Talcott Construction for the Public Works Administration Building Addition, and authorize the City Manager to execute the construction contract documents."

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

Staff Recommendation: Approve Change Order No. 1.

Background:

Significant Impacts

The building addition was necessary to make office space for the Environmental Division.

Citizen Participation

This project will provide office space for staff needed to comply with the Environmental Protection Agency (EPA) and the Montana Department of Environmental Quality (DEQ) mandates.

Workload Impacts

Architectural services are provided by L'Heureux Page Werner who is also providing construction inspection services along with City of Great Falls personnel. Thomas Dean and Hoskins provided the necessary geotechnical engineering services and hazardous materials studies. City of Great Falls and L'Heureux Page Werner are providing contract administration duties.

Purpose

This project will add two offices and open office space onto the Public Works Administration Building in order to accommodate personnel for the new Environmental Division.

The Environmental Division will implement and enforce the increasing amount of rules, regulations and programs the City Public Works Department are required to enforce and administer.

Project Work Scope

Four basic project scope changes were implemented as construction progressed. These include the following:

1. Removal of existing roofing materials from the existing building. In the specifications, the architect had the existing asbestos shingles remaining in place. The contractor noted difficulties in properly aligning the new and existing roof systems if the shingles remained. There were also longevity (deterioration) questions raised, if the old shingles were left under the new metal roofing.

Increase: \$2,959.20

2. Repairs to the existing finish on the existing building. In the specifications, the architect had only painting of the existing exterior walls included. It was determined after discussion with the contractor, that it would be best to include the EIFS (Exterior Insulation Finishing System) or stucco application prior to the application of the color coating. This work was initially planned as part of a future project, but was added to ensure there would be no differences in texture and color between the existing building and new addition. The EIFS repairs also added structural integrity by reducing cracking in the existing buildings exterior.

Increase: \$5,832.00

Painting Credit: \$2,800.00

Net Increase: \$3,032.00

3. An abandoned HVAC penetration into the existing building was capped.

Increase: \$270.00

4. During construction of the building, staff opted to modify the ceiling design from a drop ceiling to an open ceiling in order to take advantage of the high ceiling and walls and better tie-in to the existing offices. These changes included:

- Modifications to the HVAC system: \$2,122.61
- Additional drywall, taping, texturing, and painting: \$3,615.84
- Electrical modifications (conduits and lighting) \$3,520.80
- Modifications for ceiling insulation installation: \$972.00

Increase: \$10,231.25

Acoustical ceiling tile credit: \$1,732.00

Net Increase: \$8,499.25

Other credits that the City received included:

- Credit for asphalt work the Contractor is not required to complete: \$1,750.00
 - Credit for City doing density testing of subgrade and gravel: \$500.00
 - Credit for eliminating the tempered glass requirement: \$120.00
- Total miscellaneous credits: \$2,370.00**

Net Change Order: \$12,390.45

Evaluation and Selection Process

Four bids were received and opened for this project on December 2, 2014. James Talcott Construction was awarded the contract for \$177,777.00. The next lowest bid was \$224,500.00. The additional work will increase the contract amount by \$12,390.45 to \$190,167.45.

The original contract completion day was May 1, 2015. The contract days will increase by 14 days putting final contract completion at May 15, 2015.

Conclusion

City staff recommends approving Change Order No. 1 to James Talcott Construction in the amount of \$12,390.45.

Concurrences:

City Engineering staff worked with James Talcott Construction, L'heureux Page Werner Architects, Public Works staff, and Community Development staff during construction to design, review and make the necessary changes.

Fiscal Impact:

Sanitary Sewer Division funds will be used for Change Order No. 1.

Alternatives:

The City Commission could vote to deny Change Order No. 1.

Attachments/Exhibits:

Change Order No. 1 is attached.



AIA® Document G701™ – 2001

Change Order

PROJECT (Name and address):

City of Great Falls
Public Works Addition
1025 25th Ave NE
Great Falls, MT 59404

CHANGE ORDER NUMBER: 001

DATE: 04/22/15

OWNER:

ARCHITECT:

CONTRACTOR:

FIELD:

OTHER:

TO CONTRACTOR (Name and address):

James Talcott Construction, Inc
PO Box 2493
Great Falls, MT 59403

ARCHITECT'S PROJECT NUMBER: 14-024

CONTRACT DATE: 12/03/14

CONTRACT FOR: General Construction

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
See attached change proposal.

The original Contract Sum was	\$	177,777.00
The net change by previously authorized Change Orders	\$	0.00
The Contract Sum prior to this Change Order was	\$	177,777.00
The Contract Sum will be increased by this Change Order in the amount of	\$	12,390.45
The new Contract Sum including this Change Order will be	\$	190,167.45

The Contract Time will be increased by fourteen (14) days.

The date of Substantial Completion as of the date of this Change Order therefore is May 15, 2015

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

L'Heureux Page Werner, PC
ARCHITECT (Firm name)

15 5th Street South, Great Falls, MT 59401
ADDRESS

BY (Signature)

Kevin J. Lacey
(Typed name)

4/22/15
DATE

James Talcott Construction, Inc
CONTRACTOR (Firm name)

PO Box 2493, Great Falls, MT 59403
ADDRESS

BY (Signature)

Jeff Albrecht
(Typed name)

4/22/15
DATE

City of Great Falls
OWNER (Firm name)

1025 25th Ave. NE, Great Falls, MT 59404
ADDRESS

BY (Signature)

Rick Johnson
(Typed name)

4/23/15
DATE

Approved this 5th day of May 2015

Gregory T. Doyon, City Manager

ATTEST:

Lucy Hallett , Deputy City Clerk

REVIEWED FOR LEGAL CONTENT:

Sara Sexy, City Attorney