



## Request for City Council Committee Action From the Department of Public Works

**Date:** January 8, 2008  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Referral to:** Honorable Paul Ostrow, Chair Ways & Means/Budget Committee  
**Subject:** **Mercado Central Areaway Abandonment Project – Construction Change Order**

**Recommendation:**

Approve Change Order No. 1 increasing City Contract No. C-24413 with Jan Lasserud Construction, Inc. by \$11,287.50 for a new total of \$231,287.50. No additional appropriation is required, the funding is provided through special assessment to the affected property.

**Previous Directives:**

The original contract was awarded on April 14, 2007.

**Prepared by:** Jenifer Loritz, P.E. Life Cycle Project Manager, Transportation Planning and Engineering, 673-3625

**Approved by:**

\_\_\_\_\_  
Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Jenifer Loritz, P.E., Life Cycle Project Manager, Transportation Planning and Engineering

Permanent Review Committee (PRC)      Approval \_\_\_\_\_ Not applicable   X  

Policy review Group (PRG)              Approval \_\_\_\_\_ Not applicable   X  

**Financial Impact** (Check those that apply)

  X   No financial impact - or - Action is within current department budget (If checked, go directly to Background/Supporting Information)

\_\_\_ Action requires an appropriation increase to the Capital Budget

\_\_\_ Action requires an appropriation increase to the Operating Budget

\_\_\_ Action provides increased revenue for appropriation increase

\_\_\_ Action requires use of contingency or reserves

  X   Business Plan:   X   Action is within the plan.    \_\_\_ Action requires a change to plan.

\_\_\_ Other financial impact (Explain):

\_\_\_ Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

## **Community Impact**

Neighborhood Notification: Not Applicable

City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe city

Comprehensive Plan: Not Applicable

Zoning Code: Not Applicable

## **Background/Supporting Information**

Hennepin County, in conjunction with the City of Minneapolis, reconstructed Lake Street between 5<sup>th</sup> Ave S and Hiawatha Ave between 2005 and 2007. In order to facilitate the reconstruction project, the City Council authorized the abandonment and removal of areaways in conflict with the project. Staff began working with property owners and in this instance worked with a consultant to compile construction documents, put the project out for public bid and manage the construction contract to complete the abandonment project at the request of the property owner. All costs will be assessed to the affected property, 1515 E Lake Street (Mercado Central). The property owner is aware of the original contract amount and has approved the change order during the construction process.

The change order includes additional costs of \$11,287.50 for work required by unforeseen conditions and plan revisions not covered by the scope of work in the original contract. A brief description of the change order is as follows:

### Change Order #1

Building a new fire sprinkler valve assembly to reduce the time the system is out of service:

Cost = \$1,595.00

Removal and replacement of an existing steel beam and column found to be structurally deficient:

Cost = \$6,900.00

Install concrete in recessed storefront entrance and additional removals of areaway wall to accommodate new light pole base: Cost = \$2,792.50

Total cost for Change Order #1 = \$11,287.50

Public Works is requesting that the proper City Officials be authorized to execute Change Order No. 1 to Contract No. C-24413 with Jan Lasserud Construction, Inc., increasing the contract amount by \$11,287.50 for a revised contract amount of \$231,287.50. No additional appropriation is required, the funding is provided through special assessment to the affected property.

Cc: David Ybarra  
Ann Mathews