



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

Date: March 2, 2004
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Subject: **American Indian Center Renovation Final Construction Change Orders**

Recommendation:

1. Approve Change Orders No. 3 through 15 increasing City Contract No. 19654 with Braden Construction, Inc. by \$40,671.00 to a new total of \$472,976.33. The construction contingency provided as part of the original Project budget is adequate for Change Orders No. 3-15 and no additional appropriation is required.

Previous Directives:

- August 8, 2003 – Authorization to accept the low bid from Braden Construction, Inc. for building renovation of the American Indian Center.
- December 15, 2003 - Approved Change Orders No. 1 and 2 and extended the contract completion date by two weeks.

Prepared by: Heidi Hamilton, P.E., Principal Professional Engineer, 673-3439

Approved by:

Klara A. Fabry, P.E., City Engineer, Director of Public Works

Presenters: Heidi Hamilton

Financial Impact (Check those that apply)

- 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
- Other financial impact (Explain):
- Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information:

We are recommending the execution of Change Orders #3 through #15 with Braden Construction, Inc. for the American Indian Center renovation project. These change orders cover change management actions for which notices-to-proceed have been issued to the contractor. These are the final change orders for the project. The construction contingency provided as part of the original project budget is adequate for Change Orders No. 3 through 15 and no additional appropriation is required. The approval of these change orders will

allow final payments for the project to be made by mid-April, which will lead to closing on the sale of the building to the American Indian Center by the end of April 2004.

The City's purchase agreement with the American Indian Center specifies that the City will complete as many of the improvements identified in the purchase agreement as possible up to a total cost of \$502,415. As the project neared completion and funds remained available in the contingency, items were added to the project to increase the number of improvements as specified in the purchase agreement. The change orders identified in this request include additional improvements, code compliance issues, and unforeseen mechanical and electrical issues.

Therefore, we are requesting that the current contract with Braden Construction, Inc. be increased by \$40,671.00 for a revised contract amount of \$472,976.33. The construction contingency budget is adequate for these change orders and no additional appropriation is required.

cc. City Attorney