



Request for City Council Committee Action
From the Department of Community Planning & Economic Development

Date: March 1, 2005

To: Council Member Lisa Goodman, Community Development Cmte
Council Member Barbara Johnson, Ways and Means/Budget Cmte

Prepared by: Jerome Patton, Project Coordinator, Phone 612-673-5181

Presenter in Committee: Jerome Patton, Project Coordinator, Phone 612-673-5181

Approved by: Chuck Lutz, Deputy CPED Director _____

Subject: Change Order to Target Center Arena Diffusers Contract # 20613

RECOMMENDATION: Approve Change Order to Target Center Arena Diffusers Contract # 20613 in the amount of \$1,195.00 to repair a non-functional motorized smoke control damper and to extend the contract completion date through May 31st 2005.

Previous Directives:

- 1) On April 30, 2004, City Council awarded low responsive bid to Gen Con Construction for this project in the amount of \$285,000.00.
- 2) On September 3, 2004, City Council adopted a Change Order to Target Center Arena Diffusers Contract # 20613 in the amount of \$75,959.00 to furnish additional arena diffusers and to extend the contract completion date through October 15, 2004.

Financial Impact (Check those that apply)

- No financial impact - or - Action is within current department budget.
(If checked, go directly to next box)
- 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): Action within budget.
- Request provided to the Budget Office when provided to the Committee Coordinator

Community Impact (Summarize below)

Ward: Five

Neighborhood Notification: Not Applicable

City Goals: Create an environment that maximizes economic development opportunities within Minneapolis by focusing on the City's physical and human assets.

Comprehensive Plan: Not Applicable

Zoning Code: Not Applicable

Living Wage/Job Linkage: Not Applicable

Background/Supporting Information

Background information for the first Change Order

The original contract included an assessment of several diffusers in addition to correcting those that were known to have failed. This assessment and additional field investigation determined that the diffuser failure was widespread. Because of the life safety nature of this problem, replacement of all diffusers was warranted. The City's consulting architect and engineer, SSL / Leo A Daly, reviewed contractor's response for this additional scope and recommended accepting the \$75,959.00 change order. The contract completion date was October 15, 2004.

Background information for the second Change Order

While replacing the diffusers noted in the above Change Order description, it was determined that a motorized smoke control damper was not functioning and replacement warranted. Because one of the functions of the damper is to close during a fire and allow the smoke evacuation system to function optimally, immediate repair of the non-functional damper was necessary. The City's consulting architect and engineer, SSL / Leo A Daly, reviewed contractor's response for this additional scope and recommended accepting the \$1,195.00 change order.