



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

Date: April 22, 2003

To: Honorable Sandra Colvin Roy, Chair Transportation and Public Works Committee

Subject: Minneapolis Police Department, First Precinct - Change Order No. 5.

Recommendation: The proper City officials are authorized to execute Change Order No. 5 to Contract No. 02-17764 with Diversified Contracting Specialists Inc. DBA Gen^Con. The total amount of Change Order No. 5 is \$32,931.00. Therefore the current contract amount of \$1,998,834.23 would be increased for a revised contract amount of \$2,031,765.23.

Previous Directives:

- ◆ Funding for this agreement has been included in the year 2001 Public Safety Initiative Capital Program.
- ◆ The City Council and Mayor approved award of the original contract to Diversified Contracting Specialists Inc. DBA Gen^Con on January 18, 2002.
- ◆ Change Orders No. 1, 2, 3, and 4 have been approved by previous City Council actions.

Prepared or Submitted by: Paul Miller, Project Manager, 673-3603.

Approved: Klara A. Fabry, Director of Public Works

By: Steve Kotke _____, Director of Property and Equipment Services

Presenters in Committee: Paul Miller, Project Manager

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:

On January 18, 2002 the City Council and Mayor awarded the bid for construction of the new Downtown Command Police Precinct to Diversified Contracting Specialists Inc. DBA Gen^Con in the amount of \$1,795,158.00. The City Council and Mayor have previously approved Change

Orders No. 1, No. 2, No. 3, and No. 4 increasing the original contract amount by \$203,676.23 for a revised contract amount of \$1,998,834.23.

The Scope of this Project envisioned the conversion of old Fire Station No. 10 to the new First Precinct. Because the original building was constructed in 1902, a construction contingency was included in the original budget to provide for unforeseen conditions that typically would be encountered in remodeling of old buildings but could not be planned until after the start of construction. During construction a variety of these unforeseen conditions were encountered resulting in the need for Change Order No. 5. These changes include: building modifications due to unforeseen underground conditions encountered at the rear entrance to the building, lead paint removal from the original interior brick walls, structural repairs to the exposed historic steel beam and wood purlins supporting the second floor, and numerous architectural modifications required to accommodate existing building features.

Therefore, we are requesting that the current contract with Gen^Con be increased by \$32,931.00 for a revised contract amount of \$2,031,765.23 to provide for Change Order No. 5. The construction contingency provided as part of the original Project budget is adequate for Change Order No. 5 therefore no additional appropriation is required.