



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

**Date:** June 21, 2005  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** **Minneapolis Police Department 3<sup>rd</sup> Precinct Expansion—Change Order No. 4 (Final).**

**Recommendation:**

1. The proper City officials are authorized to execute Change Order No. 4 to Contract No. C-19837, with Stahl Construction Company. The total amount of Change Order No. 4 is \$32,409. Therefore, the current contract amount of \$5,070,659 would be increased for a revised contract amount of \$5,103,068. The construction contingency provided as part of the original Project budget is adequate for Change Order No. 4 and no additional appropriation is required.

**Previous Directives:**

- The Project is included in the year 2003 Public Safety Initiative Capital Program.
- The original Contract with Stahl Construction Company was awarded on August 25, 2003.
- The City Council and Mayor have previously approved Change Order No. 1 in the amount of \$74,685 to the contract in April of 2004.
- The City Council and Mayor have previously approved Change Order No. 2 in the amount of \$93,926 to the contract in October of 2004.
- The City Council and Mayor have previously approved Change Order No. 3 in the amount of \$72,048 to the contract in January of 2005.

**Prepared by:** Paul Miller, Project Manager, 673-3603

**Approved by:**

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

**Presenters:** Paul Miller, Project Manager, Property Services

**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:**

In December of 2001 the City Council approved funding for the expansion and facility improvements of the 3<sup>rd</sup> Police Precinct as part of the Public Safety Initiative Capital Program. On August 25, 2003 the City Council and Mayor awarded the bid for construction of the new 3<sup>rd</sup> Police Precinct Facility to Stahl Construction Company in the amount of \$4,830,000.

The scope of the 3<sup>rd</sup> Police Precinct Project includes the remodeling and expansion of the existing building to meet the projected space needs of the Police Department. A construction contingency was included in the original budget to provide for plan revisions, unforeseen conditions, and changes that typically would be encountered in Projects of this type but are not included within the original scope of work in the Contract. Since the start of construction a variety of these revisions, unforeseen conditions, and changes have been encountered resulting in the need for Change Order No. 4 (Final). Specifically, these changes include: upgrades and modifications to the existing heating, air conditioning, plumbing and electrical systems in the existing building, and modifications to the existing building required by field interpretations of current building code.

Therefore, Public Works is requesting that the proper City Officials are authorized to execute Change Order No. 4 (Final) to Contract No. C-19837, with Stahl Construction Company, increasing the contract by \$32,409 for a revised contract amount of \$5,103,068. The construction contingency provided as part of the original Project budget is adequate for Change Order No. 4 (Final) and no additional appropriation is required. The Third Precinct Facility Project is substantially complete with only commissioning of the building mechanical systems for summertime cooling as the remaining task, upon completion the Project will be closed.