



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

Date: November 30, 2010
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral: Honorable Betsy Hodges, Chair Ways & Means Committee
Subject: **Hiawatha Maintenance Facility Contract Amendment – Knutson Construction - Change Order No. 5 (Final)**

Recommendation:

The proper City officers are authorized to execute Change Order No. 5 (Final) to Contract No. C-26655, with Knutson Construction Services, Inc. The total amount of Change Order No. 5 is \$229,261. Therefore, the current contract amount of \$10,845,216 would be increased for a revised contract amount of \$11,074,477. The construction contingency provided as part of the original Project Budget (Fund 04100 Department 9010923 Project Number 513007 CPSD0208400) is adequate for Change Order No. 5 (Final) therefore no additional appropriation is required.

Previous Directives:

- February 26, 2010: City Council and Mayor authorized approval and execution of Change Order No. 4 to Contract No. C-26655 with Knutson Construction Services, Inc. for a revised contract amount of \$10,845,216.
- December 18, 2009: City Council and Mayor authorized approval and execution of Change Order No. 3 to Contract No. C-26655 with Knutson Construction Services, Inc. for a revised contract amount of \$10,604,870.
- August 28, 2009: City Council and Mayor authorized approval and execution of Change Orders No. 1 and No. 2 to Contract No. C-26655 with Knutson Construction Services, Inc. for a revised contract amount of \$10,366,370.

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

Approved by:

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

Presenters: Paul Miller, Sr. Project Manager, Department of Public Works, Property Services

Reviews

Permanent Review Committee (PRC): Approval NA Date _____
Civil Rights Approval Approval YES Date 2/6/09
Policy Review Group (PRG): Approval NA Date _____

Financial Impact

No financial impact

Community Impact

Neighborhood Notification:

City Goals: A SAFE PLACE TO CALL HOME: the city's infrastructure will be well-maintained, people will feel safe in the city.

Comprehensive Plan:

Zoning Code:

Background/Supporting Information

In March of 2009, the City Council and Mayor awarded the bid for the Hiawatha Maintenance Facility to Knutson Construction for the amount of \$9,868,000. Construction on the facility began in April of 2009 and the Project was substantially completed in July 2010.

In 2009, the City Council and Mayor authorized approval and execution of Change Orders No. 1, No. 2, and No. 3 to Contract No. C-26655 with Knutson Construction Services, Inc. for a revised contract amount of \$10,604,870. These change orders covered unforeseen site conditions, contaminated soil abatement, hazardous material abatement, concrete rubble removal, plan revisions, and changes related to the facility demolition and site preparation for planned facility construction. In February of 2010, the City Council and Mayor authorized the approval and execution of Change Order No. 4 to Contract C-26655 for revised contract amount of \$10,845,216. This change order covered completion of the unfinished spaces on the second floor of an existing building included as part of the facility construction.

Change Order No. 5 (Final)

Changes and revisions for Change Order No. 5 are related to the final completion of the Project, and include site work revisions and numerous revisions and changes that have occurred as a result of renovations to an existing building being retained as part of this project. These renovations involve structural modifications to this existing building (both roofing and flooring), architectural modifications related to dimensional errors in the building that were not consistent with as-built information, and various mechanical and electrical modifications.

The total cost for additional site work and building modifications covered by Change Order No. 5 is \$229,261.

Recommendation:

Therefore, we are requesting that the current contract with Knutson Construction Services Inc. be increased by a total of \$229,261 for a revised contract amount of \$11,074,447 to provide for Change Order No. 5 (Final). A construction contingency was included in the original budget to provide for unforeseen conditions, plan revisions, and changes that typically occur in projects of this type but are not within the original scope of work in the Contract. This construction contingency is part of the original Project Budget (Fund 04100 Department 9010923 Project Number 513007 CPD0208400), and is adequate for Change Order No. 5; therefore no additional appropriation is required.