



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

**Date:** April 19, 2005  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** **Minneapolis Animal Care and Control Facility – Change Order No. 5 (Final).**

**Recommendation:**

1. The proper City officials are authorized to execute Change Order No. 5 to Contract No. C-19350, with Rochon Corporation. The total amount of Change Order No. 5 is \$51,752.00. Therefore, the current contract amount of \$3,562,158.40 would be increased for a revised contract amount of \$3,613,910.40. The construction contingency provided as part of the original Project budget is adequate for Change Order No. 5 and no additional appropriation is required.

**Previous Directives:**

- The Project is included in the year 2003 Capital Budget.
- The original Contract with Rochon Corporation was awarded on May 14, 2003.
- The City Council and Mayor have previously approved Change Order No. 1 in the amount of \$58,008.40 to the contract in August of 2003.
- The City Council and Mayor have previously approved Change Order No. 2 in the amount of \$96,229.00 to the contract in October of 2003.
- The City Council and Mayor have previously approved Change Order No. 3 in the amount of \$40,660.00 to the contract in March of 2004.
- The City Council and Mayor have previously approved Change Order No. 4 in the amount of \$49,161.00 to the contract in June of 2004.

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

**Approved by:**

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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:**

The City Council and Mayor approved funding for the design and construction of a new Animal Care & Control Facility in 2003. On May 14, 2003 the City Council and Mayor awarded the bid for construction of the new Animal Care & Control Facility to Rochon Corporation in the amount of \$3,318,100.00. Subsequently, the City Council and Mayor have approved Change Orders No.1, No.2, No. 3, and No. 4 for a current Contract amount of \$3,562,158.40.

The Scope of this Project provides for the complete construction of a new Animal Care & Control Facility. A construction contingency was included in the original budget to provide for plan revisions, unforeseen conditions, and changes that would be encountered in projects of this type but are not included within the original scope of work in the contract. This change order is made up of unforeseen condition items and project enhancements allowed by the budget. Unforeseen condition items include modifications to mechanical, plumbing, and electrical equipment, structural modifications to the concrete flooring system and the addition of emergency exit lighting not originally required but added at the direction of the building official. Project enhancement items include modifications to the desiccant dehumidification system for better energy efficiency, modifications to the sanitizing chemical delivery pressure wash system to allow for more efficient cleaning of the facility by staff, safety enhancements including an eye wash station, and upgrades to the carbon monoxide monitoring system for the CO Chamber. In addition, obsolete food preparation tables, sinks, and flushing stations were replaced with new stainless steel equivalents for longer life and improved durability.

The construction of the new facility is substantially complete, with spring and summer fine-tuning of the various HVAC systems as the only remaining items. Upon completion of these final items the Project will be closed out.

Therefore, we are requesting that the current contract with Rochon Corporation be increased by \$51,752.00 for a revised contract amount of \$3,613,910.40 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 and no additional appropriation is required.