

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

**Date:** June 6, 2006

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

**Subject:** Rochon Corporation Change Order No. 4 for New Fire Station No. 14

#### Recommendation:

a.) Authorize the proper City officials to execute Change Order No. 4 to Contract No. C-21859, with Rochon Corporation in the amount of \$90,964, for a revised contract total of \$3,365,068 (Fund 4100 923 9242, Project No. PSI05). 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:**

- May 26, 2006: Approval of Change Order No. 3 in the amount of \$35,046
- February 10, 2006: Approval of Change Order No. 2 in the amount of \$65,593
- September 23, 2006: Approval of Change Order No. 1 in the amount of \$73,465
- April 1, 2005: Bid approval and contract authorization in the amount of \$3,100,000

Prepared by: Approved by	Lisa Vokovan Otto, Projec :	t Manager, Property	y Services, 673-2279	
Presenters:	Steve Kotke, P.E., Acting City Engineer/Director of Public Works Lisa Vokovan Otto, Project Manager, Property Services			
Permanent Review Committee (PRC) Policy review Group (PRG)		Approval Approval	Not applicable _ Not applicable _	XX
X No find directly Action Action Action Action X Busine Other Reques	pact (Check those that applancial impact - or - Action is to Background/Supporting requires an appropriation in provides increased revenurequires use of contingencess Plan: _X_ Action is with financial impact (Explain): est provided to department's nittee Coordinator	within current depart of the control	tal Budget rating Budget ncrease ction requires a change	e to plan.

# **Community Impact**

Neighborhood Notification: Not Applicable

City Goals: (1) Build communities where all people feel safe and trust the City's public safety professionals and systems. (2) Deliver consistently high quality City services at a good value to our taxpayers. (3) Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis.

Comprehensive Plan: Not Applicable

Zoning Code: Not Applicable

# **Background/Supporting Information**

The City Council and Mayor approved funding for the construction of a new Fire Station No. 14 in December 2002 as part of the Public Safety Initiative (PSI) plan. Remainder funding was approved in December 2003. The City Council and Mayor awarded the bid for construction of the new Fire Station No. 14 to Rochon Corporation in the amount of \$3,100,000.

The current Fire Station No. 14 is located at 1704 33<sup>rd</sup> Avenue North and was built in 1939. The Fire Station serves the Jordan, Folwell, Hawthorne, Cleveland and McKinley neighborhoods and is the third busiest fire station in Minneapolis. It has been determined that the location and physical condition of the current Fire Station No. 14 is no longer adequate to serve today's fire department operational needs.

The Scope of the Project provides complete construction of a new Fire Station No. 14 at 2002 Lowry Avenue that can accommodate three rotating shifts of 27 firefighters, 6 captains and 3 battalion chiefs, for a total of 36 occupants. To better handle the increased service demands on Fire Station No. 14, the new facility will have three apparatus bays.

The initial project budget included a construction contingency to accommodate plan revisions, unforeseen conditions, and miscellaneous changes to the work typically encountered in projects of this type but not included in the original Contract scope. Changes and revisions encountered at the site and construction delays resulting in the need for Change Order No. 4. The construction contingency provided as part of the original Project budget is adequate for Change Order No. 4 and no additional appropriation is required.

Construction delays centered on three significant issues; 1) the issuance of a previous change order modifying a stair tower to provide access to the roof for maintenance purposes, 2) delays associated with soil remediation and 3) weather related delays due to the above average rainfall (2005) and the limited ability of the contractor to be able to managed storm water on-site. Collectively, the delays had a negative impact on the ability of the subcontractors, including steel, masonry, and pre-cast concrete to perform their work as originally scheduled and in an efficient manner. The result is the contractor had significant additional costs for on-site supervision, additional staging and mobilization (including subcontractors), construction enclosures and heating costs associated with winter working conditions. The project was originally scheduled to be completed in January of 2006 and now is scheduled for completion this month (May 2006) with occupancy in June.