



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

Date: December 14th, 2004
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Subject: **Fridley Maintenance Facility – Change Order No. 1**

Recommendation:

The proper City officials are authorized to execute Change Order No. 1 to Contract No. C-20506, with James Steele Construction. The total amount of Change Order No. 1 is \$35,801.00. Therefore, the current contract amount of \$4,428,400.00 would be increased for a revised contract amount of \$4,464,201.00. The construction contingency provided as part of the original Project budget is adequate for Change Order No. 1 and no additional appropriation is required.

Previous Directives:

- The Project is included in the year 2003 – 2007 Capital Budget
- The original contract with James Steele Company was awarded on April 2nd, 2004

Prepared by: Lisa Vokovan Otto, Project Manager, 673 - 2279

Approved by:

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

Presenters: Steven Kotke, Deputy Director of Public Works for Internal 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 construction of a maintenance facility at the City's Fridley Water Treatment Campus in December 2002. On April 2nd, 2004, the City Council and Mayor awarded the bid for construction of the new Fridley Maintenance Facility to James Steele Construction in the amount of \$4,428,400.00

The scope of the project provides complete construction of a new Fridley Maintenance Facility, which will accommodate machinists, metal fabrications, sheet metal, pipe fitters and electricians. The objectives of the project are to relocate an aging maintenance facility to provide room for the proposed Fridley Ultrafiltration Project and to construct a new facility that will increase operational efficiencies. The new facility is approximately 34,000 square feet. A warehouse will also be included in this new facility. Construction of the new facility will comply with current OSHA standards, and will improve working conditions of employees.

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. Specifically, the changes and revisions encountered at the site resulting in the need for Change Order No. 1 include: modifications to minor structural, mechanical, and electrical equipment. The most significant change was the need to relocate an electric transformer for security reasons. The construction of the new facility is 65% complete.

Therefore, Public Works is requesting that the current contract with James Steele Construction be increased by \$35,801.00 for a revised contract amount of \$4,464,201.00 to provide for Change Order No. 1. The construction contingency provided as part of the original Project budget is adequate for Change Order No. 1 and no additional appropriation is required.