



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

Date: April 22, 2008

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

Subject: Minneapolis Fire Stores Facility Construction – Change Order No. 1

Recommendation:

The proper City officials are authorized to execute Change Order No. 1 (Final) to Contract No. C-25084, with Frerichs Construction Company. The total amount of Change Order No. 1 is \$35,309. Therefore, the current contract amount of \$332,190 would be increased for a revised contract amount of \$367,499. The construction contingency provided as part of the original Project Budget (04100/9010000/PSD01) is adequate for Change Order No. 1 and no additional appropriations are required.

Previous Directives:

October 19th, 2007: Resolution 2007R-537, Transportation & Public Works Committee granted approval of bids for OP# 6851, low bid of Frerichs Construction Company in the amount of \$332,190.

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, Project Manager, Department of Public Works, Property Services

Reviews

Permanent Review Committee (PRC):	Approval	NA	Date
Civil Rights Affirmative Action Plan	Approval	NA	Date
Policy Review Group (PRG):	Approval	NA	Date

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
- Business Plan: Action is within the plan. Action requires a change to plan.
- Other financial impact (Explain):
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

Community Impact

Neighborhood Notification: Not Applicable
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: Not Applicable
Zoning Code: Not Applicable

Background/Supporting Information

The Minneapolis Fire Department has operated its stores function out of temporary space in a building located at the Hiawatha Maintenance Facility since 1998. Starting in the summer of 2008 the existing buildings at the Hiawatha Maintenance Facility site are planned for demolition to make room for the proposed reconstruction of the site. This Project provides for the facility remodeling, mechanical, and electrical upgrades necessary to relocate the current Minneapolis Fire Department Stores function from it's current location at 1858 E. 27th St. (on the Hiawatha Maintenance Facility site) to the Currie Maintenance Facility located at 1200 Currie Ave. N.

On October 19, 2007, the City Council and Mayor awarded the bid for MFD Fire Stores Facility Construction to Frerichs Construction Company for the amount of \$332,190. A construction contingency was included in the original budget to provide for plan revisions, unforeseen conditions, and changes that would typically occur in projects of this type but are not in the original scope of work in the Contract.

During the course of construction of the facility upgrades a number of unforeseen items requiring extra work, primarily related to HVAC and structural conditions were encountered. These items included the following: additional sections of CMU wall and associated HVAC, doors and hardware, relocation of a SCBA compressor to the Mezzanine level of the facility, a structural steel lintel for a doorway opening, grinding of the existing floor to account for changes in elevation between existing floor sections, relocation of existing electrical conduits, specialty outlets for appliances, and installing upgraded ground fault outlets. In addition, numerous wall penetrations required by the original contract encountered structural reinforcing that was not shown in the as-builts for the facility, necessitating minor structural modifications.

The Construction contingency provided for as part of the original Project Budget (04100/9010000/PSD01) is adequate for Change Order No. 1 (Final), and therefore no additional appropriation is required. This Project was completed in February 2008.