

**Memorandum No. 16-159**

**DATE:** 12/28/2016

**TO:** City Commission

**FROM:** Tammy Good, PMP, Project Manager III <sup>TG</sup>

**VIA:** Dennis W. Beach, City Manager  
Greg Harrison, Assistant City Manager

**CC:** John Sfiropoulos, City Engineer  
Horacio Danovich, CIP Manager

**SUBJECT:** Library/Cultural Center-Approval of Change Order No. 4 to  
OHL Building, Inc. in the amount of \$750,000

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On June 10, 2014 Commission approved the above referenced project's construction estimate of \$19,548,318 established from 100% design documents, and subsequently all associated add alternates, and value engineering to reduce the estimate to the original approved Guaranteed Maximum Price (GMP) of \$17,099,743.

In June 2015, Commission approved Change Order No. 1 in the amount of \$1,848,600.00 to fund unforeseen items, steel design omissions, and various add alternates (initially part of original estimate), which added significant value to the project, increasing the GMP to \$18,948,343.00.

At this time, Staff is requesting approval of change order No. 4 in the amount of \$750,000, increasing the GMP to \$19,698,343. (Please note, change orders No. 2 and No. 3 were previously approved for time only). There are three (3) components to this change order:

1. Tax Savings Shortage - \$224,000
2. Landscape Shortage - \$220,865
3. Miscellaneous scope changes resulting from project enhancements, code and permitting requirements - \$471,135

Some of these additional miscellaneous costs were offset by the achievement of Buy-Out Savings in the amount of \$236,000 (see Exhibit D for complete list). In addition, Staff is also requesting \$70,000 for contingency.

A list of the items necessitating additional funding as part of this change order are summarized below:

### CIP# 11-139 Library/Cultural Center Summary of Change Order No.4

#### Original GMP Approved June 10, 2014

100% Construction Documents Estimate		\$19,584,318
Subtotal's Alternates/Value Engineering		<u>-\$2,484,575</u>
	Original GMP	\$17,099,743

#### Change Order #1 Approved June 9, 2015

Design Changes (AAC, City Planning Staff, Bond, Wage Rates)		\$495,335
Project Enhancements (Add Alt's), e.g. knee walls, performance system, elevator upgrade, water cooled A/C		\$1,145,013
Structural design changes, storm drain & permit revisions		\$630,316
Value Engineering Acceptance		<u>-\$422,064</u>
		\$1,848,600
	Revised GMP	\$18,948,343

#### Proposed Change Order #4 (CO's #2 & #3 previously approved time only)

Tax Savings Shortage		<b>-\$224,000</b>
Landscaping Shortage		<b>-\$220,865</b>
*Scope Changes (Project Enhancements, Code/Permitting Requirements)		
Change in glass color		-\$33,000
Fire Alarm (approved at submittal time)		-\$34,000
Fire Alarm change to EVAC System		-\$20,000
Kitchen Allowance (MEP over budget)		-\$80,000
Theater Lighting		-\$35,000
Mechanical Screening		-\$30,000
Booster Signal Add		-\$18,000
CCTV/Card Access Readers		-\$41,000
Site Lighting		-\$20,000
Low Voltage/Fiber Optic		-\$20,000
Additional Misc. Scope Changes		-\$140,135
*(See "Exhibit D" for complete list)	Subtotal *	<b>-\$471,135</b>
Added Contingency		<b>-\$70,000</b>
Buy-Out Savings (See "Buy-Out Savings Log" for complete list)		<b>\$236,000</b>
<b>Proposed Change Order Amount</b>		<b>-\$750,000</b>
	Final GMP	\$19,698,343

Staff recommends approval of Change Order No.4 to OHL Building, Inc. in the amount of \$750,000.