



AGENDA BILL APPROVAL FORM

Agenda Subject: Contract 06-15 – Change Order Approval – Budget Adjustment	Date: November 19, 2007
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Department: Finance	Attachments: Budget Status Sheet, Change Order Summary	Budget Impact: \$ 64,500
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Administrative Recommendation:

- City Council approve Change Orders No. 1, 2 and 3 to Contract 06-15, Project Number c310a0, Veteran's Memorial Building , to Flag Construction, increasing contract cost including sales tax by **\$42,055.44** for a **total contract price of \$ 488,135.44.**
- City Council approve a project increase of \$64,500 from Fund 328 REET 1.

Background Summary:

This is a project to construct a replacement Veteran's Memorial Building in Veteran's Memorial Park. The existing building had deteriorated, and was no longer suitable as the memorial intended. Contributions of funds have been made from the State of Washington, King County's Veteran's Affairs Office, and the American Legion organization, which together with a 2006 budgeted City contributions, provided a total budget of \$540,000.

On October 4, 2006, a contract was awarded to Flag Construction, for a total contract cost, including tax of \$446,080.

Over the course of construction, three Change Orders, including 13 defined changes, and with a total cost (including tax) of \$42,055.44, have been agreed to. These result from different categories of legitimate cost:

- Impacts of Unknown Conditions (\$17,400 roughly) i.e. change in floor elevation due to sewer, damaged electrical base – added soil, added ramp
- Changes required by design conflicts/omissions (\$12,600 roughly) i.e. revised flashing, framing, thresholds, etc.
- Changes required due to unavailable material (\$3,600 roughly) i.e. Masonry changes
- Provision of added scope (\$9,500 roughly) i.e. Kitchen changes to add range, added lighting controller

A detailed summary of the three Change Orders and each defined change is attached. Substantial completion of the project and Owner Occupancy occurred October 5, 2007. Final cost changes (including expected reduction of cost from Liquidated Damages), final Contractor payment, and contract acceptance are in process and pending. Further increase in project cost are not anticipated excluding any possible impacts of litigation.

These changes, and added project management and administrative costs resulting from project completion delay, have resulted in an expected increased cost of the project of \$64,500. It is proposed that this shortfall be provided from REET 1 funds.

O5.1.2 C310A0

<p>Reviewed by Council & Committees:</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm. </td> <td style="width: 50%; vertical-align: top;"> <p>COUNCIL COMMITTEES:</p> <input checked="" type="checkbox"/> Finance <input checked="" type="checkbox"/> Municipal Serv. <input type="checkbox"/> Planning & CD <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm.	<p>COUNCIL COMMITTEES:</p> <input checked="" type="checkbox"/> Finance <input checked="" type="checkbox"/> Municipal Serv. <input type="checkbox"/> Planning & CD <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____	<p>Reviewed by Departments & Divisions:</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Building <input type="checkbox"/> Cemetery <input checked="" type="checkbox"/> Finance <input type="checkbox"/> Fire <input type="checkbox"/> Legal <input type="checkbox"/> Public Works </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Parks <input type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources </td> </tr> </table>	<input type="checkbox"/> Building <input type="checkbox"/> Cemetery <input checked="" type="checkbox"/> Finance <input type="checkbox"/> Fire <input type="checkbox"/> Legal <input type="checkbox"/> Public Works	<input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Parks <input type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources
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Action:

Committee Approval: Yes No

Council Approval: Yes No Call for Public Hearing ___/___/___

Referred to _____ Until ___/___/___

Tabled _____ Until ___/___/___

Councilmember: Cerino	Staff: Coleman
Meeting Date: : November 19, 2007	Item Number: V.C.7

**Summary of Changes – Veteran’s Memorial Building Project
(costs include tax)**

Change Order No. 1

Modification Proposal No. 1 – Raise Building Floor Elevation \$ 2,801.70

This change resulted from discovery that the existing Sanitary Sewer line connection to the previous building was shallower than previously known, and would not allow the slope required if connected to from a building at designed elevation. Raising building elevation by one foot was considered less costly than an entire new side sewer line.

(Also directly led to MP#s 6R, in CO#2, and 17R in CO#3, as described below)

Modification proposal No. 4 – Rebuild Electrical Meter Base \$ 1,547.14

It had been intended to re-use the electrical meter base from the existing building as the base on the new building. Its condition after demolition precluded this and a change was required to provide a new base connection.

Change Order No. 2

Modification Proposal No. 6R – Increased Exterior Fill \$ 5,618.15

With increased building floor elevation, the exterior grade had to be increased to meet that level, requiring additional fill material.

Modification Proposal No. 8R – Revised Framing detail \$ 5,760.81

An omission in the design detail of the steel column framing required addition of some 2X6 framing material.

Modification Proposa No. 9 – Revised floor sill at OH doors \$ 381.15

It was observed as construction was underway that a slight slope at the overhead door openings would prevent surface water running into the building and this was incorporated in the concrete floor slab installation.

Modification Proposal No. 11R – Added framing and trim at Bldg. Corners \$ 2,079.99

Like MP# 8R, some conflicts were found in designed framing and trim details, requiring change revisions.

Modification Proposal No. 12R –Revised Masonry Top Course\$ 3,613.73

Unavailability of certain masonry components required a revision to the configuration of masonry courses, and substitution of different material.

Modification Proposal 13R – Added 4X4 at Roof Edge \$ 1,940.60

A detail framing the above deck roof insulation to the outer perimeter, had been omitted and was required to be added.

Modification Proposal No. 14 - Added Flashing \$ 950.70

As construction progressed, it became apparent that some added flashing details would improve long term building moisture protection, and they were added.

Change Order No. 3

- Modification Proposal No. 7 – Accommodate added \$ 4,969.11**
Cooking range – Add Ventilation Hood
After Construction began, the American Legion folks requested a change to allow provision of a cooking range to re-heat meals. This change provided for revised cabinetry, gas and electrical connections, and a ventilation hood.
- Modification Proposal No. 16 – Revised door thresholds \$ 510.74**
When constructed conditions were observed, it became apparent that revisions in the door thresholds were required to make effective interior exterior transitions.
- Modification proposal No. 17R – Provide handicapped Ramp \$ 7,391.04**
And Rails
With increased building elevation, the slope to the parking area from building entrances exceeded the allowed percentage, and installation of a railed ramp became required.
- Modification Proposal No. 18 – Revised Electrical – Added \$ 4,485.59**
Programmable Exterior Light Control
Electrical service connection tasks, originally expected of PSE, were required of the Contractor. It also became apparent late in construction that security concerns would require more sophisticated control of exterior lighting than had been designed. A programmable controller was added.

Total Change Order Costs (Including Tax) \$ 42,055.44

BUDGET STATUS SHEET

Project No: CP310A Project Title: Veteran's Memorial Building

Project Manager: Paul Berry

- | | |
|----------------------------------|---------------------------|
| <input type="radio"/> | Project Initiation |
| <input type="radio"/> | Permission to Advertise |
| <input type="radio"/> | Contract Award |
| <input checked="" type="radio"/> | Change Order Approval |
| <input type="radio"/> | Contract Final Acceptance |

Date: November 19, 2007

Funds Budgeted (Funds Available)

Funding	Prior Years	2005	2006	2007	Total
321 Fund			100,000		100,000
328 Fund					240,000
American Legion			110,000		110,000
King County Veteran's Affairs			40,000		40,000
State of Washington			50,000		50,000
Total	0	0	540,000		540,000

Estimated Cost (Funds Needed)

Activity	Prior Years	2005	2006	2007	Total
Design Engineering - City Costs					
Design Engineering - Consultant Costs				38,000	38,000
Other - Permits, Utilities, Administrative (includes reproduction, bid advert special inspections, etc.)				15,000	15,000
Construction Estimate				490,000	490,000
Project Contingency (@ 3%)					0
Construction Engineering - City Costs				1,500	1,500
Project Management - Consultant Cost				60,000	60,000
Total	0	0	0	604,500	604,500

321 General Fund Budget Status

	Prior Years	2005	2006	2007	Total
321 Funds Budgeted ()			100,000	0	100,000
321 Funds Needed					0
321 Fund Project Contingency ()	0	0	0	0	0
321 Funds Required	0	0	100,000	0	100,000

328 REET I Fund Budget Status

	Prior Years	2005	2006	2007	Total
328 Funds Budgeted ()			240,000		240,000
328 REET I Funds Needed				64,500	64,500
328 Fund Project Contingency ()	0	0	0	0	0
328 Funds Required	0	0	0	64,500	304,500

American Legion Contribution Budget Status

	Prior Years	2005	2006	2007	Total
Funds Budgeted ()	0	0	110,000	0	110,000
Funds Needed	0	0	0		0
Fund Project Contingency ()	0	0	0	0	0
Funds Required	0	0	110,000	0	110,000

King County Veteran's Affairs Contribution Budget Status

	Prior Years	2005	2006	2007	Total
Funds Budgeted ()	0	0	40,000	0	40,000
Funds Needed	0	0	0	0	0
Fund Project Contingency ()	0	0	0	0	0
Funds Required	0	0	40,000	0	40,000

State of Washington Contribution Budget Status

	Prior Years	2005	2006	2007	Total
Funds Budgeted ()	0	0	50,000	0	50,000
Funds Needed	0	0	0	0	0
Fund Project Contingency ()	0	0	0	0	0
Funds Required	0	0	50,000	0	50,000