



MEMORANDUM

To: Board of Aldermen

From: Eric Hanson

Date: August 24, 2018

Subject: City Hall Contract Amendment

The City Hall project continues to move forward as anticipated. We have completed all the underground work, concrete work associated with the building, and most of the structural framing. As with any project, changes occur, and require board consideration and approval. The initial construction contract amount approved in April was **\$2,785,000.00**. To date we have the following adjustments to the contract:

1. **\$4,534.54** – Modification related to the fire suppression system as required by Metro West which included the addition of a tamper switch and the associated wiring to operate the switch within the suppression system.
2. **\$19,036.10** – Additional dirt remediation and compaction was required in order to ensure the building slab was not damaged by future settling issues.
3. **\$19,551.00** – It was recommended and determined that the initial roof specification could lead to potential future issues with single loss. It was recommended the city modify the roof sheeting to include additional Polyiso Insulation to the sheeting to improve insulation and reliability of the roof.
4. **\$5,775.00** – When connecting the sewer lateral into the sewer system, the excavation crew ran into a number of previously unknown utilities requiring additional digging and time to complete the installation.

These changes total **\$48,896.64**. We have also received two credits from K&S for removal of two light poles from the bid that we already have available. That credit totals **(\$5,182.80)**. Additionally, we assisted K&S with the removal of site spoils and received a credit for time, hauling, and disposal of material totaling **(\$3,732.75)**. The total change order request from K&S, including the credits, brings the total to **\$39,981.09**, which will adjust the contract amount to **\$2,824,981.09**.

In addition to the construction costs, since starting the project, we have reduced non-construction related costs by **\$88,329.00**. Even after taking into account the changes requested above, the project is currently **(\$48,347.91)** under the total approved by the board. While we will have additional charges and credits before the end of the project, at this point in the project and barring any unforeseen issues, I anticipate we will complete the work under our expected total project budget.