

City of Fayetteville Staff Review Form

2019-0403

Legistar File ID

7/16/2019

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Wade Abernathy

6/27/2019

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Resolution to approve Change Order #4 with Crossland Construction for Bid -19-24 in the amount of \$2,575,959 associated with the Fayetteville Public Library Expansion Project. This change order will be funded by The Fayetteville Public Library. The Library will hold a contingency of 14.5%.

Budget Impact:

4150.800.9150.00	Library Construction																		
Account Number	Fund																		
17007.1703	Fayetteville Public Library Expansion																		
Project Number	Project Title																		
<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Budgeted Item?</td> <td style="border-bottom: 1px solid black; text-align: center;">NA</td> </tr> <tr> <td>Does item have a cost?</td> <td style="border-bottom: 1px solid black; text-align: center;">No</td> </tr> <tr> <td>Budget Adjustment Attached?</td> <td style="border-bottom: 1px solid black; text-align: center;">NA</td> </tr> </table>	Budgeted Item?	NA	Does item have a cost?	No	Budget Adjustment Attached?	NA	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Current Budget</td> <td style="text-align: right;">\$ 24,585,413.00</td> </tr> <tr> <td>Funds Obligated</td> <td style="text-align: right;">\$ 23,736,713.40</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Current Balance</td> <td style="border-bottom: 1px solid black; text-align: right;">\$ 848,699.60</td> </tr> <tr> <td>Item Cost</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Budget Adjustment</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Remaining Budget</td> <td style="border-bottom: 1px solid black; text-align: right;">\$ 848,699.60</td> </tr> </table>	Current Budget	\$ 24,585,413.00	Funds Obligated	\$ 23,736,713.40	Current Balance	\$ 848,699.60	Item Cost	\$ -	Budget Adjustment		Remaining Budget	\$ 848,699.60
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V20180321

Purchase Order Number: 20170000693

Previous Ordinance or Resolution # 117-19

Change Order Number: 4

Approval Date: _____

Original Contract Number: Bid 19-24

Comments:



MEETING OF JULY 16, 2019

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Paul Becker, Chief Financial Officer

FROM: Wade Abernathy, Division Manager Facilities / Building Construction

DATE: 6/27/19

SUBJECT: Change Order #4 with Crossland Construction Inc. for bid 19-24 for the Fayetteville Public Library Expansion Project to be funded by Fayetteville Public Library.

RECOMMENDATION:

Approval of Change Order #4 with Crossland Construction in the amount of \$2,575,959 to include the connecting monumental stair between existing library and expansion, structural steel fireproofing, doors, frames, hardware, dock equipment, exterior metal panels, fire alarm, and asphalt paving.

On June 10th, the Fayetteville Public Library Board of Trustees approved a resolution per attached memo date June 10, 2019 authorizing the Library to fund this change order.

BACKGROUND:

August 9, 2016, Fayetteville Votes approved referendum for Millage Request for the expansion of the Library and issuing 26.6 million in bonds.

August 15, 2017, Council passed resolution 170-17 to enter into a Contract with Meyer, Scherer and Rockcastle, LTD for the Architectural services for the expansion of the library.

September 9, 2017, Council passed resolution 196-17 to enter into a Construction Manager at Risk contract with Crossland Construction Company Inc. for the Construction Management services related to the expansion of the Library and pre-construction (estimating) services

November 21, 2017 Council passed resolution 243-17 to enter into an asbestos abatement contract with Nabholz environmental services for the old city hospital.

June 5th, 2018, Council passed resolution 127-18 for a **Change Order #1** to include the Demolition of the Old City Hospital on the future expansion site.

February 5, 2019 Council passed resolution 38-19 for a **Change Order#2** to include the Site Demolition and Earthwork for the expansion.

May 7, 2019 Council passed resolution 117-19 for **Change Order #3** to include: concrete foundations and slabs, structural steel, masonry, roofing, framing, curtain walls and glazing, elevator, mechanical, electrical and plumbing systems.

DISCUSSION:

Change Order #4 will release trade packages including: concrete floor polish, architectural structural steel for the monumental interior stair connecting the new and existing structures, rooftop louvers, EIFS soffits, structural steel fireproofing, fire stopping, doors frames and hardware, dock equipment, fire alarm systems, and asphalt paving.

All packages were bid thru the City's Purchasing Division.

BUDGET/STAFF IMPACT:

Funding for this Change Order will be provided by Fayetteville Public Library. They will hold a 14.5% contingency on this item.

Attachments:

Fayetteville Public Library Board Resolution

Director Memo

Meeting Minutes

Change Order #4



FAYETTEVILLE PUBLIC LIBRARY

RESOLUTION

RESOLVED, that this Board of Trustees by recorded vote on July 10, 2019 does hereby approve Expansion Change Order 4 in an amount not to exceed \$2.95 million.

Janine Parry

Janine Parry, President
Fayetteville Public Library Board of Trustees

6/10/19

Date

Bret Park

Bret Park, Secretary
Fayetteville Public Library Board of Trustees

6/10/2019

Date



FAYETTEVILLE PUBLIC LIBRARY

MEMO

To: Fayetteville Public Library Board of Trustees
From: David Johnson, Executive Director
Date: June 10, 2019
Re: Crossland Change Order #4:

Background:

Subcontract bids were opened May 30, 2019 at the City Administration Building. The bids are currently being evaluated by Crossland and the Library/City team to determine the final amount of change order 4. The Board of Trustees (BOT) will be asked to approve use of library bond project funds for this change order. The final number will be presented at the June 10, 2019 BOT meeting and is expected to be NOT-To-Exceed \$2,950,000 (\$2.95 million). This change order will provide authorization to complete the weatherization of the new portion of the library including creating the connection between Blair Library and the new space.

This change order is fully paid by Fayetteville Public Library with the financial assistance of the Fayetteville Public library Foundation.

A partial listing of the specific work items includes:

- Door frames and hardware;
- Polished concrete;
- Connection between Blair Library and new space;
- Miscellaneous steel and metal panels;
- Fire alarm system, spray applied fireproofing and fire stop;
- Asphalt and base for paving; and,
- Switchgear relocation.

This change order will also need to be approved by the Fayetteville City Council.

Recommendation:

Staff recommends approval of Change Order #4 and forwarding the change order to Mayor Jordan and Fayetteville City Council for their approval.



Board of Trustees

June 10, 2019 4 pm (rescheduled from June 17)

MINUTES

Regular Meeting Ann Henry Board Room

Trustees Present: J. Parry, R. Qualls, M. Rice, B. Park, B. Bagwell, and S. Overbey

Trustees Absent: H. Garner

Staff present: D. Johnson, W. Fitzgibbon, S. Davis, S. Palmer, S. Du Preez, S. Litzinger, S. Houk, H. Robideaux, S. McClure, G. Jelinek, G. Allen, C. Dennis, L. Huffaker, and H. Anderson (new IT intern)

Press: S. Ryburn

Library attorney: V. Chadick

I. Call to order: J. Parry called the meeting to order at 4:01 pm.

II. Minutes: **M. Rice moved to approve the minutes of April 15, 2019; B. Park seconded. All voted AYE.**

III. Reports

A. Upcoming events

B. Library administration

1. Management reports

a. Performance measures: Most metrics are trending upward.

b. Strategic plan progress through May 2019:

2. Financial reports

a. Budget to actual through April: Local taxes are coming in slightly ahead of schedule, and revenues are trending as predicted. Investment earnings, at \$61,000, include unrealized gains. Absent these gains, the earnings are \$21,000 which is comparable to predicted. Overall, revenues are \$550,000 less than planned, due mainly to some transfers related to the expansion which have not been needed yet. Expenses are below budget in both library and support services.

b. Balance sheet through April 2019: Cash and investments on April 30, 2019 were \$5.7 million, and the balance sheet is balanced.

3. Informational

a. Library expansion project update: A power conversion June 10-11, 2019 is not expected to create a disruption. Construction is going as planned, and the last phase of demolition will begin soon.

b. SRC: This year's SRC kickoff was the biggest yet with 4500 attending.

c. TRUE NWA (Train, Report, Uplift, and Engage): This project, funded by the Walton Family Foundation, kicked off at FPL. Participating organizations, competitively selected for this nine-month endeavor, will be guided in the creation of a plan to promote inclusion, diversity, and equity.

d. TRUE NWA: This project, administered by the Arkansas Community Foundation and funded by the Walmart Foundation and Walton Family Foundation is funding a number of marketing interns in NWA, including Haley Anderson at FPL.

e. Hearth partnership: To support the city's effort to aid people experiencing homelessness, during a week in July FPL will accept household items in lieu of cash for overdue items.

f. City Styrofoam ordinance: The ordinance will not affect library operations as FPL has not used Styrofoam for 15 years.

c. Fayetteville Public Library Foundation: no update

d. Friends of the Fayetteville Public Library: The Friends are in the process of rewriting their mission statement. The Library Trustees will thank them for their \$14,000 contribution.

IV. Old business

V. New business

A. Consent items

1. Nepotism Policy: Without objection, this item moved to Discussion Items. J. Parry noted the trend in human resources is to a business management approach rather than an outright ban on hiring relatives. Increasingly, family relationships are not viewed as any more self-dealing than friend relationships. FPL might consider a conflict of interest policy that is holistic in nature, and staff will research a broader collection of agencies for a more progressive approach. **M. Rice moved to postpone consideration of the draft policy for 30 days. R. Qualls seconded. All voted AYE. Motion carried.**
2. Approval of payment to SWEPCo for charges related to switchgear: **M. Rice moved to approve the resolution; R. Qualls seconded. All voted AYE. Motion carried.**

B. Discussion items

1. Report of the Nominating Committee: **The committee moved to nominate the current officers for another year; M. Rice seconded. All voted AYE. Motion carried.** Officers will be J. Parry President, R. Qualls Vice-President, B. Park Secretary, and M. Rice Treasurer.
2. Change Order Number 4: **M. Rice moved to approve the resolution with the date corrected to June 10, 2019. Bret Park seconded. All voted AYE. Motion carried.**
3. DB Squared contract extension: **M. Rice moved to approve the resolution with the date corrected to June 10, 2019; B. Bagwell seconded. All voted AYE. Motion carried.**

VI. Public Comment

VII. Adjournment: **B. Bagwell moved to adjourn the meeting; S. Overbey seconded. All voted AYE. Meeting adjourned at 4:54 pm.**

Bret Park, Secretary

Date

SIGNATURE FOR APPROVAL FORM

Fayetteville Public Library - M

Project # 18AR11-MHA

401 W Mountain St
Fayetteville, AR 72701

Date: 6/19/2019

To Contractor:

Crossland Construction Company, Inc.
833 S. East Ave
PO Box 45
Columbus, KS 66725

Architect's Project No:

Contract Date: 9/1/2017

Contract Number: PRIME

Change Order Number: 004

The Contract is hereby revised by the following items:

Bid Package #3 - Building Shell & MEP

PCO	Description	Amount
CO004	BP#4 - Building Pkg	\$ 2,575,959.00

FPL Bid Package #4 - Building Pkg

Per Contract Documents:

Fayetteville Public Library Addition 100% Construction Documents Dated 2.8.19 by MSR Architects, Updated thru ASI #10 Dated 4.24.19

Fayetteville Public Library Project Manual Dated 2.8.19 by MSR Architects, Updated 5.2.19.

Bid 19-33 - Addendum #1 - Dated 5.22.19

The original Contract Value was.....	\$ 110,000.00
Sum of changes by prior Prime Contract Change Orders.....	\$ 22,883,563.00
The Contract Value prior to this Prime Contract Change Order was.....	\$ 22,993,563.00
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	\$ 2,575,959.00
The new Contract Value including this Prime Contract Change Order will be.....	\$ 25,569,522.00
The Contract duration will be changed by.....	NA Days
The revised Substantial Completion date as of this Prime Contract Change Order is.....	

City of Fayetteville _____

113 W. Mountain Street
Fayetteville, AR 72703

Address _____

By _____

SIGNATURE _____

DATE _____

Crossland Construction Company, Inc. _____

CONTRACTOR

833 S. East Ave
PO Box 45
Columbus, KS 66725

Address _____

By **Chris Schnurbusch**

SIGNATURE 

DATE 06.19.19

Fayetteville Public Library _____

OWNER

401 W Mountain St
Fayetteville, AR 72701

Address _____

By **David Johnson**

SIGNATURE 

DATE 6.20.19

CROSSLAND

CONSTRUCTION COMPANY, INC.

BP	Div / Sub	Description	Qty	Unit	Unit Price	Amount	%	\$/sf	Summary / Notes	\$/sf
Project: Fayetteville Public Library CO#4 - BUILDING PKG #4 Date: 6/19/2020 Architect: MSR S.F.: 83,989 CO#4 5/30/2019 - BID PKG #4 \$ 2,575,959 \$ 30.67										
DIV 0 Staffing & Project Requirements										
		Staffing	-	mo	-	-	-	-	GC's in Contract thru Jan 2020	20,000 \$ 0.24
		Existing Bldg Demo / Dust Control & Safety	1	ls	\$ 20,000	\$ 20,000	0.78%	\$ 0.24		
DIV 2 Selective Demolition										
		Selective Demolition Pkg (Exterior & 3FL Hole)	1	ls	\$ 120,000	\$ 120,000	4.66%	\$ 1.43		120,000 \$ 1.43
DIV 3 Concrete										
		Concrete Pourback at Hole Demo	1	ls	\$ 12,346	\$ 12,346	0.48%	\$ 0.15		78,644 \$ 0.94
		Polished Concrete	1	ls	\$ 65,357	\$ 66,298	2.57%	\$ 0.79		
DIV 5 Steel										
		Steel Supply for Monumental Stair Hole Pourback	1	ls	\$ 21,676	\$ 23,789	0.92%	\$ 0.28		437,361 \$ 5.21
		Steel Erection surrounding Monumental Stair	1	ls	\$ 23,500	\$ 23,500	0.91%	\$ 0.28		
		Alum Canopy and Rooftop Louvers	1	ls	\$ 122,310	\$ 122,310	4.75%	\$ 1.46	Allowance	
		Monumental Stair Supply and Install	1	ls	\$ 237,420	\$ 242,762	9.42%	\$ 2.89	Equus Metals	
		Monumental Stair Allowance	1	ls	\$ 25,000	\$ 25,000	0.97%	\$ 0.30	Allowance	
DIV 7 Thermal & Moisture Protection										
		Metal Panels - ALPNL 2a & 2b	1	ls	\$ 90,610	\$ 91,516	3.55%	\$ 1.09	Ace Glass	550,016 \$ 6.55
		EIFS	1	ls	\$ 55,650	\$ 55,650	2.16%	\$ 0.66	Martin's Plastering	
		ALT - Deduct Fluid Applied (in 07E Scope)	1	ls	\$ (7,950)	\$ (7,950)	-0.31%	\$ (0.09)		
		Spray Applied Fireproofing & Insulation	1	ls	\$ 324,380	\$ 327,624	12.72%	\$ 3.90	Oaks Brothers	
		Fireproofing Patch Allowance	1	ls	\$ 15,000	\$ 15,000	0.58%	\$ 0.18	Allowance	
		Fire Stopping	1	ls	\$ 68,176	\$ 68,176	2.65%	\$ 0.81	J-Kaufic	
DIV 8 Doors & Windows										
		Doors, Frames and Hardware	1	ls	\$ 404,450	\$ 443,884	17.23%	\$ 5.29	Felix Thompson	503,060 \$ 5.99
		Overhead Doors & Dock Equipment	1	ls	\$ 22,381	\$ 22,381	0.87%	\$ 0.27	Royal Overhead Door	
		Fire Doors	1	ls	\$ 36,795	\$ 36,795	1.43%	\$ 0.44	Won Door	
DIV 26 Electrical										
		Fire Alarm	1	ls	\$ 254,685	\$ 256,213	9.95%	\$ 3.05	Johnson Controls	296,213 \$ 3.53
		Electrical - Relocate Switchgear to North	1	ls	\$ 40,000	\$ 40,000	1.55%	\$ 0.48	Further Sweeco Meeting 6.19.19	
DIV 32 Site Improvements										
		Asphalt & Base	1	ls	\$ 199,700	\$ 202,700	7.87%	\$ 2.41	Tomlinson	383,985 \$ 4.57
		ALT#1 - Deduct West Ave Asphalt Scope	1	ls	\$ (38,805)	\$ (38,805)	-1.51%	\$ (0.46)		
		W Street Slope Retaining Solution	1	ls	\$ 220,000	\$ 220,000	8.54%	\$ 2.62	Allowance	
5000 Allowances/Contingency										
		Contingency	-	ls	\$ -	\$ -	-	\$ -	Not Included	- \$ -
Subtotal						\$ 2,389,279	92.75%	\$ 28.45		
Overhead						4.5%	%	\$ 107,518	4.17%	\$ 1.28
Profit						2.5%	%	\$ 59,732	2.32%	\$ 0.71
Insurance - Liability						0.20%	%	\$ 5,114	0.20%	\$ 0.06
Insurance - Builder's Risk						0.11%	%	\$ 2,812	0.11%	\$ 0.03
Bonds						0.45%	%	\$ 11,504	0.45%	\$ 0.14
Total						\$ 2,575,959	Total	\$ 30.67		

FAYETTEVILLE LIBRARY CO#4 - POTENTIAL ALTERNATES

DESCRIPTION	Qty	Unit	Unit Price	w/bond	Status	Approved	6/19/2019
1 Monumental Stair - Prime Paint in lieu of Powder-Coat GRDL	1	ls	(42,808)	\$ (44,948)			
2 Deduct Renovation Scope Doors, Frames, Hardware	1	ls	(51,827)	\$ (51,827)			Confirm Doors to Detail
3 Remove 1TC Window Frame Assembly	1	ls	(23,371)	\$ (23,371)			

4	HM Frames to 18 Gauge in lieu of 16	1	sq	(2,414)	\$	(2,414)		
5	Revise Overhead Door Stops to Wall Stops	1	sq	(4,660)	\$	(4,660)		
6	Revise Round Magnetic Switches to Square Mag Switches	1	sq	(1,690)	\$	(1,690)		
7	Revise Interior Corrs to Standard Corrs in lieu of Primus	1	sq	(2,151)	\$	(2,151)		
8	Revise Veneer to Plain Slic Red Oak (non FSC)	1	sq	(2,304)	\$	(2,304)		
9	Louver, Use Industrial Louvers 450XH	1	sq	(50,000)	\$	(50,000)		Projected - Reverting Risks
TOTAL POTENTIAL ALTS TO DATE				(180,625)	\$	(182,765)		
OH & P (Potential)		7.00%				(12,794)		
Bonds & Ins.		0.76%				(1,486)		
TOTAL Potential						(197,045)		