

June 2, 2014



To: Mayor Bemrich and City Council

From: David Fierke, City Manager

**Subject: Friendship Haven Generations Adult Day Project
Change Order #3**

ACTION: For vote Monday, June 9, 2014

Brief History

Simonson & Associates Architects LLC has prepared the plans and specifications for the Friendship Haven Generations Adult Day Project, which includes the construction of a 4400 s.f. adult day facility on the Friendship Haven campus. The construction contract was awarded to Jensen Builders Ltd. on September 23, 2013.

Analysis of Issue

Change Order #3 in the amount of \$14,047 has been submitted to add the following work to the original contract:

- Provide radiant heat in bathroom;
- Add sidewalks and re-shape detention basins;
- Add storage cabinets and bathrooms;
- Miscellaneous electrical and HVAC changes

The new contract amount is \$784,513.

Budget Impact

The project is being funded in part from Grant Number 13-CF-001 in the amount of \$420,000 awarded to the City of Fort Dodge for this project, with the remainder being provided by Friendship Haven. This change order will have no impact on the amount of funding provided through the initial grant awarded to the City of Fort Dodge, Iowa. All additional funds will be provided by Friendship Haven.

Strategic Plan Impact

Policy D.9.2: Continue support for a coordinated program of recreation, health care, and social services to active retirees and senior citizens, through partnerships of public, private, non-profit, charitable and faith-based organizations.

Impact on Existing Plans

Consistent with the City's Envision 2030 Plan.

Committee Review / Recommendation

None

Staff Conclusions / Recommendations

It is our recommendation to approve Change Order #3, increasing the contract by \$14,047.

Alternatives

None recommended.

Implementation and Accountability

The Department of Business Affairs and Community Growth is responsible for the continued oversight of this project as well as the administration of the grant funds.

Signed



Vickie L. Reeck
Community Development Manager

Approved

David Fierke
City Manager



AIA® Document G701™ – 2001

Change Order

PROJECT (Name and address): Friendship Haven 420 Kenyon Road Fort Dodge, IA 50501	CHANGE ORDER NUMBER: 003 DATE: 05/13/14	OWNER: <input checked="" type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input checked="" type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR (Name and address): Jensen Builders LTD 1175 South 32 nd St Fort Dodge, IA 50501	ARCHITECT'S PROJECT NUMBER: 13051 CONTRACT DATE: September 24, 2013 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

1. Add Radiant Heater in the Bath12 with thermostat per change request 13 and PR #7.
2. Add Sidewalks and Re-shape Detention Basins per change request 14 and PR #8.
3. Add Storage Cabinets in the Bath, Men's, and Women's per change request 15 and PR #9.
4. Misc. Electrical and HVAC Changes per change request 16.

The original Contract Sum was	\$ 779,950.00
The net change by previously authorized Change Orders	\$ -9,484.00
The Contract Sum prior to this Change Order was	\$ 770,466.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 14,047.00
The new Contract Sum including this Change Order will be	\$ 784,513.00

The Contract Time will be increased by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Simonson & Associates Architects, LLC
ARCHITECT (Firm name)

1717 Ingersoll Ave., Suite 117
Des Moines, IA 50309

ADDRESS

BY (Signature)

Gregory E. Hayes
(Typed name)

5/13/14
DATE

Jensen Builders, LTD

CONTRACTOR (Firm name)

1175 South 32nd St
Fort Dodge, IA 50501

ADDRESS

BY (Signature)

Alex Bonzer
(Typed name)

5/15/14
DATE

Friendship Haven

OWNER (Firm name)

420 Kenyon Rd.
Fort Dodge, IA 50501

ADDRESS

BY (Signature)

Julie Thorson
(Typed name)

5-16-14
DATE



DESIGN-BUILD GENERAL CONTRACTOR

1175 S 32nd Street • Fort Dodge, IA 50501 • Phone (515) 573-3292 • Fax (515) 573-5146
2097 NE 60th Avenue • Des Moines, IA 50313 • Phone (515) 292-5000 • Fax (515) 292-5100

Change Request

To: FRIENDSHIP HAVEN
420 KENYON ROAD
FORT DODGE, IA 50501
Ph: 515-573-2121

Number: 13
Date: 3/27/14
Job: 13-178 FH Adult Day Services
Phone:

Description: PR #7 - Add Radiant Heater in the Bath

We are pleased to offer the following specifications and pricing to make the following changes:
See attached breakdown sheet.

The total amount to provide this work is \$914.00

If you have any questions, please contact me at (515)573-3292.

Submitted by: Alex Bonzer
JENSEN BUILDERS LTD

Approved by: _____
Date: _____

Cc:

Change Request #13
FH Adult Day Services
Pricing for Proposal Request #7

Item	Description	Contractor	Labor / Equip	Material	Total
1	Electrical	Bemrich Electric	\$560	\$268	\$828
Subtotal					\$828
				Bond	\$3
				Contractors Fee (10%)	\$83
				Total	\$914

Summary of Major Changes:

Electrical:

1. Provide and install (1) 2x4 Qmark CP Series Radiant Heating Ceiling Panel and t-stat.
110 volt 750w 2x4 radiant heater
Connect to existing circuit in the bath



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Change Request

To: FRIENDSHIP HAVEN
420 KENYON ROAD
FORT DODGE, IA 50501
Ph: 515-573-2121

Number: 14
Date: 3/27/14
Job: 13-178 FH Adult Day Services
Phone:

Description: PR #8 - Add Sidewalks and Re-shape Detention Basins

We are pleased to offer the following specifications and pricing to make the following changes:
See attached breakdown sheet.

The total amount to provide this work is \$8,170.00

If you have any questions, please contact me at (515)573-3292.

Submitted by: Alex Bonzer
JENSEN BUILDERS LTD

Approved by: _____
Date: _____

Cc:

Change Request #14
FH Adult Day Services
Pricing for Proposal Request #8

Item	Description	Contractor	Labor / Equip	Material	Total
1	Earthwork	Rasch Construction			\$3,688
2	Concrete	Jensen Builders			\$3,709
Subtotal					\$7,397
				Bond	\$30
				Contractors Fee (10%)	\$743
				Total	\$8,170

Summary of Major Changes:

Earthwork:

1. Re-shape detention area according to the revised grades.
2. Add 81 LF of additional 6" subdrain including 1 cleanout
3. Additional aggregate and sand
4. Landscaping rock over fabric east of new sidewalk

Concrete:

1. Additional sidewalks as shown.
2. Remove existing curb as needed for new sidewalks



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Change Request

To: FRIENDSHIP HAVEN
420 KENYON ROAD
FORT DODGE, IA 50501
Ph: 515-573-2121

Number: 15
Date: 4/1/14
Job: 13-178 FH Adult Day Services
Phone:

Description: PR #9 - Add Storage Cabinets in the Bath, Men's, and Women's

We are pleased to offer the following specifications and pricing to make the following changes:
See attached breakdown sheet.

The total amount to provide this work is \$1,795.00

If you have any questions, please contact me at (515)573-3292.

Submitted by: Alex Bonzer
JENSEN BUILDERS LTD

Approved by: _____
Date: _____

Cc:

Change Request #15
FH Adult Day Services
Pricing for Proposal Request #9

Item	Description	Contractor	Labor / Equip	Material	Total
1	Finish Carpentry	Jensen Builders	\$450	\$1,175	\$1,625
Subtotal					\$1,625
				Bond	\$7
				Contractors Fee (10%)	\$163
				Total	\$1,795

Summary of Major Changes:

Finish Carpentry:

1. Add (1) 48" wide x 24" tall wall hung cabinet in the Bath
2. Add (1) 48" wide x 24" tall wall hung cabinet in the Men's Restroom
3. Add (1) 36" wide x 84" tall x 18" deep cabinet in the Women's Restroom



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Change Request

To: FRIENDSHIP HAVEN
420 KENYON ROAD
FORT DODGE, IA 50501
Ph: 515-573-2121

Number: 16
Date: 4/1/14
Job: 13-178 FH Adult Day Services
Phone:

Description: Misc Electrical and HVAC Changes

We are pleased to offer the following specifications and pricing to make the following changes:
See attached breakdown sheet.

The total amount to provide this work is **\$3,168.00**

If you have any questions, please contact me at (515)573-3292.

Submitted by: Alex Bonzer
JENSEN BUILDERS LTD

Approved by: _____
Date: _____

Cc:

**Change Request #16
 FH Adult Day Services
 Misc Electrical and HVAC Changes**

Item	Description	Contractor	Labor / Equip	Material	Total
1	Mechanical	Midstate			\$163
2	Electrical	Bemrich			\$2,706
Subtotal					\$2,869
				Bond	\$11
				Contractors Fee (10%)	\$288
				Total	\$3,168

Summary of Major Changes:

Mechanical

1. Move exhaust fan in the bath over by the toilet instead of by the shower.

Electrical

1. Change light fixture in the laundry room from 2 lamp fixture to 4 lamp fixture and install an added 2x2 light fixture in the Men's room as requested by Mel. ADD \$377
2. Add GFCI for the whirlpool tub and wet location cord (not shown on plans). ADD \$221
3. Pull (2) additional Cat6 outlets. ADD \$203
4. Existing light pole bases (qty 2) did not have a compatible anchor bolt pattern for the new poles. Custom brackets had to be fabricated in order to install these lights. ADD \$1,617
5. Disconnect exhaust fan in bath, run MC cable to new fan location, and add switch. ADD \$288