

BOARD AGENDA FORM

Subject: AHS Stadium Expansion, Public Restrooms, Concessions Project

Prepared by: Gerry Peters, Director of Facilities Planning & Management

Action Requested: Approve Change Order #6 and terminate the contract

Suggested motion: *I move the Board approve Change Order #6 to Pro Commercial, Inc. on the Ames High School Stadium Expansion, Public Restrooms, Concessions Project in the amount of decrease of \$6,900 and close out of the contract.*

Executive Summary: The contract for this project was dated October 15, 2012. The project completion date was indicated as July 20, 2013. To date, the contractor has not completed all punch list items. Remaining punch list items include: touch-up paint, minor trim repairs, and finish grading and seeding at the removed wading pool area and along the access drive. The grading and seeding work was not completed within the specified planting time window. The contractor had at least three windows of opportunity to complete the grading and seeding work. As a result, the entrance to the pool remains unfinished and the “curb appeal” is unacceptable. I would like to take responsibility for these areas and complete the necessary grading and ground cover work using District staff.

In order to close out the contract, I notified the contractor that the District will “terminate the Contract for the Owner’s convenience and without cause.” We met with the contractor to determine the cost of outstanding and incomplete items totaling up to \$3,450. We agreed to apply a factor two times the value to arrive at a settlement cost of \$6,900 which is identified in the change order as a deduct to the contract amount.

I recommend approval of Change Order #6 and termination of the contract.

Financial Information:

Fund: Contingency Fund #8350

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Change Order

PROJECT (Name and address): High School Stadium Expansion, Public Restrooms, Concessions Project 921 Ames High Drive Ames, IA 50010	CHANGE ORDER NUMBER: 006 DATE: October 3, 2014	OWNER: <input type="checkbox"/> ARCHITECT: <input checked="" type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR (Name and address): Pro Commercial, LLC 104 Campus Drive, Suite 202 Huxley, IA 50124	ARCHITECT'S PROJECT NUMBER: 10047 CONTRACT DATE: October 15, 2012 CONTRACT FOR: General Construction	



THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
Credit for remaining punch list and warranty items not completed.

The original Contract Sum was	\$ 1,046,946.00
The net change by previously authorized Change Orders	\$ 220,406.00
The Contract Sum prior to this Change Order was	\$ 1,267,352.00
The Contract Sum will be decreased by this Change Order in the amount of	\$ 6,900.00
The new Contract Sum including this Change Order will be	\$ 1,260,452.00

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 unchanged

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.

<u>Roseland, Mackey, Harris Architects, PC</u> ARCHITECT (Firm name)	<u>Pro Commercial, LLC</u> CONTRACTOR (Firm name)	<u>Ames Community School District</u> OWNER (Firm name)
1615 Golden Aspen Drive, Suite 110 Ames, IA 50010 ADDRESS	104 Campus Drive, Suite 202 Huxley, IA 50124 ADDRESS	415 Stanton Ames, IA 50014 ADDRESS
 BY (Signature)	 BY (Signature)	 BY (Signature)
Kurt J. Mackey (Typed name)	Steve Aldred (Typed name)	 (Typed name)
10/6/14 DATE	10/10/14 DATE	 DATE