



Legislation Text

File #: 12-0879, **Version:** 1

Resolution to Approve a Change Order to the Contract with L.C. Construction, LLC to Renovate the Restrooms at the Ann Arbor Senior Center (\$8,373.35)

Attached for your review and action is a resolution to approve a change order in the amount of \$8,373.35 to the contract with L.C. Construction LLC to renovate the restrooms at the Ann Arbor Senior Center, ITB 4198.

The project is converting two existing two-stall restrooms to three single-stall restrooms at the Senior Center. This conversion is desired by the seniors who use the center and provides an opportunity to perform renovations to meet the Barrier Free Code. The renovations are noted in the 2011- 2015 Parks & Recreation Open Space Plan as part of the Parks system infrastructure needs assessment.

The Senior Center was constructed in several phases, and the City does not have construction drawings from these earlier phases. Consequently unforeseen underground and wall conditions were encountered during the construction and changes to the contract had to be made to address these. The changes include:

1. Relocate sewer and water lines under the concrete floor.
2. Additional concrete for a footing to fortify a relocated bearing wall.
3. Changes to heating/cooling system.

These changes to the scope of the work were implemented to minimize delays in the project completion and minimize any adverse impact on the programs offered, including revenues, at the Senior Center. We are pleased to report that the project was completed on time despite the unforeseen conditions we encountered.

The 10% construction contingency of \$3,200.00 authorized when the contract with L.C. Construction LLC was approved by Council is insufficient to cover the total costs of changes mentioned above. You are now requested to approve additional \$5,173.35 for the project bringing the new total contract amount to \$40,373.35.

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Reviewed by: Colin Smith, Parks & Recreation Services Manager
Sumedh Bahl, Community Services Area Administrator

Whereas, The restrooms at the Ann Arbor Senior Center needed renovations to meet Barrier Free Code and better serve facility patrons;

Whereas, L.C. Construction LLC submitted the lowest responsible bid in response to ITB 4198;

Whereas, Funding for the additional project costs is available in the approved FY2013 Park Maintenance and Capital Improvements Millage budget;

Whereas, Unforeseen conditions were encountered during the renovation work and total cost of changes to the contract scope of the work amounts to \$8,373.35;

Whereas, City Council approved a contract with L.C. Construction LLC to renovate the Ann Arbor Senior Center Restrooms for \$32,000.00 and authorized a construction contingency of \$3,200.00 (10%) to cover potential contract change orders to be approved by the City Administrator within the specified contingency amount, and

Whereas, Additional \$5,373.35 Council authorization is needed to cover the cost of all the changes over and above the approved contingency amount to bring the contract amount to \$40,373.35;

RESOLVED, That City Council approve a change order in the amount of \$8,373.35 and authorize the City Administrator to implement the change order for the reasons stated in this Resolution.