



MANAGER'S MEMO ITEM

ITEM: Parking Deck Change Order #21 (Project #14-00)

WORKSHOP DATE: February 22, 2005

PREPARED BY: David H. Barber, P.E. - Director of Public Works
Michael D. Millette, P.E. – Assistant Director of Public Works, Eng.

BID AMOUNT: \$11,768,308.00 **ACCOUNT:** 107.541.0000.5805

BUDGET AMOUNT: \$12,356,725.00

PURPOSE: To authorize approval of Change Order #21 for the Parking Deck project in the amount of \$82,719.00.

BACKGROUND:

Attached, please find Change Order No. 21 for the Parking Deck project containing sixteen individual items, which is submitted for Council review and approval. As before, the items have been placed into four general categories: correcting omissions, correcting errors, changed conditions, and facility enhancements. They come from two sources: those initiated by the Architect and those initiated by the Owner. Each item is categorized by type. Please refer to the Change Order document for descriptions of each item.

Change Order #21 includes the following:

Items A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, and P:

- A. Provide retaining wall and handrail for Curtiss St. entrance (Omission, Owner)----\$11,442.00
- B. Incorporate changes to the Curtiss St. entrance east curblin (Enhance, Owner) ---- \$2,253.00
- C. Seal joints in stair and elevator towers (Omission, Arch) ----- \$29,196.00
- D. Provide a qualified elevator operator to run elevators while work associated with construction is performed in the elevator shaft (Omission, Owner) ----- \$1,440.00
- E. Provide electrical conduit, wiring and connections for relocated generator, HVAC for Security Equipment Room, and modifications to the fire protection and fire alarm systems (Enhance, Owner) ----- \$12,333.00
- F. Revise landscaping (i.e. sod in lieu of seed for entire site and additional block retaining wall on West side of Curtiss St. entrance) (Enhance, Owner) ----- \$6,214.00
- G. Place six inches of asphalt on east side of Parking Deck (Changed Cond., Owner)--\$3,074.00
- H. Paint conduit in stair towers and Sprinkler Room (Omission, Owner)----- \$568.00
- I. Omit larger proposed rolling grille door and install smaller rolling grille door between Sprinkler and Storage Rooms (Enhance, Owner)-----(\$1,148.00)
- J. Provide surveying services to stake and grade raised median for Washington St. entrance (Enhance, Owner)----- \$1,756.00
- K. Replace backfill that was removed for additional Miradrain on north side of detention basin and elevator pit (Omission, Arch)----- \$767.00
- L. Provide and install one additional Type 10 sign (Enhance, Owner)----- \$913.00
- M. Provide temporary sealant for precast concrete joints above stair tower roofs until permanent sealing is complete (Error, Arch)----- \$585.00
- N. Install 24 additional fire extinguishers and cabinets (Omission, Arch)----- \$4,529.00

- O. Revise sprinkler system piping (i.e. standpipe extension in Stair No. 1, extension of 2 ½” fire hose valve pipes behind stairway doors (Enhance, Owner)----- \$3,793.00
- P. Provide temporary sidewalk along Curtiss St. for use during Heritage Festival; add curb at Midwest Bank parking lot; modify sidewalk at Washington St. entrance (Enhance, Owner)-----\$5,004.00

Total #21 Change Order Request----- \$82,719.00

BUDGET IMPLICATIONS:

BID AMOUNT: \$11,768,308.00	ACCOUNT: 107.541.0000.5805
BUDGET AMOUNT: \$12,356,725.00	

This Change Order would bring the total for all changes to \$522,854.00 (4.44%) and the revised contract amount to \$12,291,162.00. With this change order all changes to date are still within the approved 5% contingency for this contract.

ATTACHMENTS:

Memo of Comments on Draft Change Order No. 021
Change Order No. 021

Individual invoices with detailed background information concerning this Change Order may be found on file in the Village Clerk’s Office.

STAFF RECOMMENDATION:

Staff recommends authorization and execution of contract Change Order #21 for the Village of Downers Grove Parking Facility in the amount of \$82,719.00.

REQUESTED COURSE OF ACTION:

Place this item on the Active Agenda for the Village Council meeting of March 1, 2005.



FIELD OFFICE FOR PARKING DECK CONSTRUCTION

v: 630.434.6895

f: 630.434.5495

Memo

Date: 10 January 2005

To: Michael Millette, Assistant Director of Public Works - Engineering

From: Sara L. Davis, Alfred Benesch & Company, Owner's Representative

Subject: Village of Downers Grove Parking Facility, Project No. 14-00
Comments on Draft Change Order No. 021

Draft Change Order No. 021 includes sixteen items, A through P, that have been reviewed by the Architect/Engineer, Village staff and the Owner's Representative and are recommended for approval. See attached comments.

The items in this Change Order are based on Turner's Change Order Requests 058, 066 and some items from Change Order Requests 070 and 072. Some of the other items in the latter two COR's have been rejected, and revisions have been requested for the balance. An additional Change Order is anticipated to include six revised items.

Descriptions of and reasons for each item are included in the first three pages of the Change Order. Please let me know if you need additional background information.

Attachment

Cc: File



FIELD OFFICE FOR PARKING DECK CONSTRUCTION

v: 630.434.6895

f: 630.434.6896

Comments on Change Order Requests 058Rev1, 066Rev1, 070Rev1 and 072

Date: 10 January 2005

To: File

Revised COR's 058, 066 and COR 070 and COR 072 were sent to Village staff for review. On 5 January 2005, Brian Parks and I met to discuss his findings. The following are recommended for approval: COR 058Rev1, COR 066Rev1, COR 070Rev1 - Items 001rev, 001B, 002, 012rev, 019rev, 020rev, 023rev, 025rev, 028rev, 033rev, 052B & 052C; COR 072 - Items 001, 001B, 002, 006, 008, 009 & 010. COR 070Rev1 - Items 029, 031, 035 & 038 required minor cost adjustments that were agreed to by Armando Aguilar of Turner today and are thus also recommended for approval.

Items 003 of COR 072 should be rejected because payment for the work in question is included in Change Order 006; Item 007 should be rejected because this work (touch-up paint on handrail not yet installed) has not been performed it would be more economical to have Village employees do this work.

Items 004 and 005 of COR 072 are still being reviewed.

Requested revisions for Items 017 and 032 of COR 070 and for COR's 068 and 069 have not been received.

Sara L. Davis, PE, SE

Alfred Benesch & Company, Owner's Representative



VILLAGE OF DOWNERS GROVE PARKING FACILITY

Project No. 14-00

Change Order No. 021

Date: 1 February 2005

Subject: Various – Site and Deck

Reference: COR No.'s 058, 066, 070: Items 001, 001B, 002, 012, 019, 020, 023, 025, 028, 029, 031, 033, 035, 038, 052B and 052C; 072: Items 001, 001B, 002, 006, 008, 009 and 010
CCD No.'s 046, 063, 067, 068, 069, 072, 077, 083, 087, 090, 093, 095, 098 and 103
RFI 197

The following is hereby agreed upon as a change in the Agreement between the Village of Downers Grove and Turner Construction Company for construction of the Village of Downers Grove Parking Facility, as provided for in Article 7.2 of the General Conditions of the Contract:

Description of Change in the Work:

- A. Provide block retaining wall and handrail at the west side of the intersection of the Curtiss Street and Washington Street entrance drives and delete the block retaining wall along the east side of the Curtiss Street entrance drive, per Construction Change Directive No. 067.
- B. Incorporate changes to the Curtiss Street entrance east curb line and sidewalk as shown in Construction Change Directive No. 072.
- C. Seal joints in stair and elevator towers, as detailed in Proposal Request No. 007 from Desman Associates, issued with Construction Change Directive No. 069.
- D. Provide for a qualified elevator operator to run the elevators while work associated with construction Change Directives 069 and 083 is performed in the elevator shaft (sealing joints, adding bent sheet metal to ledges and painting).
- E. Provide and install electrical conduit, wiring and connections for the relocated generator, the HVAC for the Security Equipment Room, the illuminated "Level" signs and the modifications to the fire protection and fire alarm systems, per Construction Change Directive No.'s 063, 077, 093 and 103, respectively.
- F. Revise landscaping as follows, per Construction Change Directives No.'s 087 and 090. In all site locations where top soil and seed is called for, provide sod in lieu of seeding. Provide an additional block retaining wall and increase height of originally specified block retaining wall along the north property line at the west end of the site and north along the property line west of the Curtiss Street entrance.

- G. Supply and place six inches of bituminous base course, Class I, for the pavement east of the deck – hatched area on Drawing No. C-005.
- H. Prime and paint conduit in stair towers added by Advent and conduit in the Sprinkler Room added for the fire pump per Construction Change Directive No. 046.
- I. Delete Door 116 (rolling grille on column line 7, A.3 to B). Instead, provide and install a rolling grille door between Sprinkler Room (107) and Storage Room (108) per Construction Change Directive No. 098. As the new rolling grille will be smaller, credit the Village for the difference in cost.
- J. Provide surveying services to stake and grade the raised median in the Washington Street entrance and changes in sidewalk and curb grades per Construction Change Directive No. 073 and as directed by Village Engineering.
- K. Replace backfill that was removed to provide additional Miradrain on the north side of the detention basin and elevator pit per Construction Change Directive No. 068.
- L. Provide and install one additional Type 10 sign, shown on Drawing A-105, per direction of Village Engineering.
- M. Provide temporary sealant for the precast concrete joints above the stair tower roofs, to prevent rain damage to the roofing insulation until permanent sealing is complete.
- N. Provide and install 24 additional fire extinguishers and cabinets of the same type and capacity as elsewhere in the parking area, per Construction Change Directive No. 095.
- O. Revise sprinkler system piping as follows: extend the standpipe in Stair No.1 down so that the hose connection is at ground level as shown in RFI 197; extend the 2 ½" fire hose valve pipes horizontally so the that the connections are not behind doors.
- P. Provide temporary sidewalk along Curtiss Street for use during the Heritage Festival; add curb at the bank parking lot and additional, modified sidewalk along Washington Street as directed by Village Engineering.

Reason for Change in the Work:

- A. Village Code Services requires railing along the top of walls where there is a drop of six inches or more at the edge of the sidewalk. The Village wishes to provide the wall along the west side of the Curtiss Street entrance drive to give the adjacent property owner additional area for parking. The property owner to the east plans to adjust his grade at the property line so no wall or handrail is needed there.
- B. The revisions are to provide a valet parking drop-off area for the planned redevelopment of the building to the east.
- C. Sealant for the joints in stair and elevator towers was omitted from the contract plans and it is necessary for these areas to be protected from weather.

- D. Elevators must be operated by a qualified elevator operator while is performed in the elevator shaft for safety.
- E. Due to requirements for a larger generator than originally expected, its location has been revised. The security system equipment requires climate control to function properly. The Village desires that the level identification signs be illuminated. The modifications to the fire protection and fire alarm systems are required by code according to the Downers Grove Fire Department Prevention Division.
- F. Sod will make a more finished landscaped appearance than seeding for the opening of the parking facility. The additional wall is per Village agreement with the adjacent property owner. The additional height is the match the sidewalk elevation.
- G. The area east of the deck was originally to have new bituminous binder course and bituminous surface course only, but the existing bituminous base course was in poor condition and needed to be replaced for a satisfactory pavement.
- H. Additional conduit required for the security system and for the fire pump was installed after painting was complete.
- I. The Village wishes to secure the maintenance vehicle parking spaces between the Sprinkler and Storage Rooms, and has decided that the rolling grille on line 7 would be of such limited use that temporary barriers would suffice.
- J. The median is to facilitate traffic flow by physically separating entering from exiting traffic and to provide for future landscaping. Village Engineering determined that various revisions to sidewalk and curb grades would improve handicap access, drainage and snow removal.
- K. The Architect intended the Miradrain to extend up as high as the backfill on all sides of the detention basin. However, this was clarified after the east, south and west sides had become inaccessible, so the additional Miradrain shall only be required on the north side where only a relative small amount of backfill had to be removed and replaced to install the Miradrain.
- L. After the interior traffic signage was installed, it was determined that one additional directional sign to parking areas would be helpful to parking patrons.
- M. At the time the roofer was installing stair tower roofing, the contract plans did not call for sealing the precast concrete joints above the roofs, which is necessary to prevent rain damage to the roofing insulation. A proposal for permanent sealing was expected, but the roofing could not be delayed until it was approved.
- N. The additional fire extinguishers (four on each level and one on each ramp) are required so that the code requirement of 75 feet maximum distance is met, per direction of the Downers Grove Fire Department.
- O. The Downers Grove Fire Department required that the hose connections be relocated for better access.

P. The Village desired to have CIP sidewalk for the high-volume pedestrian traffic during the Heritage Festival, even though work had not progressed to the point where the permanent sidewalk could be installed. The additional curb and sidewalk were desired by the Village for better transitions to existing pavement.

Construction Schedule Adjustment:

Calendar days added or subtracted (+ or -): 0

Revised date of substantial completion: _____

Construction Cost Adjustment:

Cost or credit amount (+ or -):	A.	\$11,442.00
	B.	\$2,253.00
	C.	\$29,196.00
	D.	\$1,440.00
	E.	\$12,333.00
	F.	\$6,214.00
	G.	\$3,074.00
	H.	\$568.00
	I.	-\$1,148.00
	J.	\$1,756.00
	K.	\$767.00
	L.	\$913.00
	M.	\$585.00
	N.	\$4,529.00
	O.	\$3,793.00
	P.	\$5,004.00
Net cost adjustment:		\$82,719.00

Revised amount * of Contract Sum: \$12,291,162.00

* May not include adjustments for all other pending or recently signed Change Orders.

 Village of Downer's Grove Representative Position Date

 Turner Construction Company Representative Position Date

FIELD OFFICE FOR PARKING DECK CONSTRUCTION

5202 Washington, Office 9
Downers Grove, IL 60515



v: 630.434.6895
f: 630.434.5495

TRANSMITTAL

To: Mike Millette		Date: 10 January 2005	Fax No. 630-434-5495
Village of Downers Grove Public Works		Subject: CO 021	
5101 Walnut Avenue		Village of Downers Grove Parking Facility	
Downers Grove, 60515-4074		Project 14-00	
Mail	E-Mail	Hand Carry <input checked="" type="checkbox"/>	Fax
__ pages including this one			

WE ARE SENDING YOU Attached Under separate cover:

COPIES	DATE	DESCRIPTION
3	1 Feb 05	Change Order No. 021, with attachments (2 copies for execution, 1 for PW)
1	10 Jan 05	Memo re above, with review comments

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | <input type="checkbox"/> _____ | <input type="checkbox"/> _____ |

Remarks: Please expedite approval by Village Council, if possible.

- Cc: R. Manabat, Desman
 B. Hartjes, C.M. Lavoie
 G. Goodheart, Versar
 D. Barber, VDG Public Works
 M. Millette, VDG Public Works – Engineering
 B. Parks, VDG Public Works – Engineering
 File

 Sara L. Davis, PE, SE
alfred benesch & company
 Owner's Representative