



City of Broken Arrow

Request for Action

File #: 21-136, Version: 1

**Broken Arrow City Council
Meeting of: 1-19-2021**

Title:

Approval of and authorization to execute Change Order #1 with Magnum Construction, Inc., for construction contract 191718; Armed Forces Meeting Hall

Background:

The new 4,600 square foot building will be located at 1117 S Main. The primary use of the building will be office and meeting hall for the Armed Forces Veteran Groups of Broken Arrow. Construction consists of masonry and EIFS exterior with metal stud walls, steel beam and steel truss roof framing, and shallow foundations. A concrete parking lot and concrete sidewalks and outside patio areas are also included.

The project was advertised on June 9th, 2020 and June 16th, 2020. Seven Bids were received and opened on June 30th, 2020. The contract was awarded to Magnum Construction, Inc. for \$1,091,750.00 which includes the base bid plus Add. Alternate #1 for concrete patio slab. Subsequently the contractor was issued a Notice to Proceed and began construction.

This Change Order #1 addresses the following additions /or deletions to the contract:

- 1) During the submission and review of the submittals for the project it was determined that modifications were required to the layout and implementation of countertops within the building to facilitate usage. The contractor is directed to delete the cultured marble tops in the conference and banquet rooms, as well as delete the drop in sinks at restroom vanities. The contractor is to install solid surface counter tops within these deleted areas. The below costs summarize this change in plans.
- 2) During the site grading portion of work, it was found that unsuitable material was existing within the parking lot area of the site. This material was reviewed by the project construction materials inspection company and recommended for removal and replacement with structural fill. The below costs summarize the required excavation and replacement with structural fill for the extents of the unsuitable materials.
- 3) During the final permit review by City staff, it was found that the current specified materials for the mechanical yard enclosure did not meet code requirements. The contractor is to install a FenceTrac fencing system at the mechanical yard in lieu of the Ameristar fencing as originally specified. The below costs constitute the differential between the revised and original costs.

- Additional Contract Time - Non Requested nor needed

The additional cost associated with these changes is as follows:

Previous Change Orders:	\$0.00
This Change Order:	\$9,740.00
Total Cost of Change Orders:	\$9,740.00
Original Contract Amount:	\$1,091,750.00
Revised Contract Amount:	\$1,101,490.00
Percent Change in Contract:	0.89%
Applicable to Comp. Bid Act:	0.89%

Cost: \$9,750.00

Funding Source: 2018 General Obligation Bonds

Requested By: Ethan J.L. Edwards, PE - Director of Engineering and Construction

Approved By: City Manager's Office

Attachments: 191718 - Change Order #1

Recommendation:

Approve and authorize execution of Change Order #1 with Magnum Construction, Inc., for construction contract 191718; Armed Forces Meeting Hall