



MEMORANDUM

To: Mayor and City Council

From: Vicki Chiavetta, Director of Library Services

Date: October 19, 2016

Reference: Consider approval of Change Order #1 with Byrne Construction Services, for carpet installation at the Cozby Library and Community Commons in the amount of \$87,965, utilizing budgeted contingency funds and authorizing the City Manager to sign any necessary documents.

2030: Sustainable City Government Strategy: Excellent and Well-Maintained City Infrastructure and Facilities

General Information:

- The original Guaranteed Maximum Price (GMP) of the library project was \$5,937,965.
- The cost of this Change Order is \$87,965, which will increase the GMP to \$6,025,930.
- The overall project cost approved by Council was \$8,234,046.
- \$408,760 was budgeted for the owner's contingency fund within the overall project cost. \$100,000 of this amount was included in the GMP.
- To date, a total of \$240,376 in contingency has been expended.
- This Change Order will be funded by the remaining contingency, leaving \$80,419 of contingency in the overall project cost.

Introduction:

This agenda item is being presented for approval of Change Order #1 with Byrne Construction Services, for revisions to the carpet installation at the Cozby Library and Community Commons in the amount of \$87,965.

Analysis:

Prior to the carpet being installed in the library, a concern about humidity in the concrete was raised, which had the potential of causing problems with the carpet glue. Options for installing a moisture barrier were proposed which had costs equal to the cost of replacing the carpet should a problem arise.

Because the previous carpet installation had never had a problem with moisture, the decision was made to proceed without the vapor shield.

Within days of the carpet being installed, it became apparent that it was not adhering to the floor as required. It was determined that moisture was a factor in causing the carpet not to stick and a recommendation was made by the manufacturer to install a moisture barrier called Versashield to remedy the problem.

In order to keep the project's opening on time, per the City Manager's previous discussions with the Council, the Verashield was installed on October 7, 2016. This Change Order verifies the previous direction given to the City Manager.

Legal Review:

None required.

Fiscal Impact:

The fiscal impact of this Change Order is \$87,965, which will be funded by the contingency fund budgeted in the overall project cost of \$8,234,046.

Recommendation:

The Library Department recommends approval of this item.