

**City of Fayetteville Staff Review Form**

**2017-0146**

**Legistar File ID**

**3/21/2017**

City Council Meeting Date - Agenda Item Only  
N/A for Non-Agenda Item

Connie Edmonston/Wade Abernathy

3/3/2017

Parks & Recreation /  
Parks & Recreation Department

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Staff recommends approval of Change Order Four to contract #2415 with Ellingson Contracting for a contract increase in the amount of \$87,541 with an additional \$13,000 in project contingency for the renovation and expansion of the Walker Park Senior Activity and Wellness Center.

**Budget Impact:**

4470.520.8520-5315.00

Sales Tax Capital Improvements

Account Number

Fund

15010.1

Walker Park Sr Activity & Wellness Ctr

Project Number

Project Title

**Budgeted Item?** Yes

Current Budget \$ 386,578.00

Funds Obligated \$ 243,370.00

Current Balance **\$ 143,208.00**

**Does item have a cost?** Yes

Item Cost \$ 100,541.00

**Budget Adjustment Attached?** No

Budget Adjustment

Remaining Budget **\$ 42,667.00**

V20140710

Previous Ordinance or Resolution # 109-16

Original Contract Number: 2415

Approval Date: \_\_\_\_\_

Comments:

**MEETING OF MARCH 21, 2017**

**TO:** Mayor and City Council

**THRU:** Don Marr, Chief of Staff

**FROM:** Connie Edmonston, Parks and Recreation Director  
Wade Abernathy, Facilities Management & Building Construction Manager

**DATE:** March 3, 2017

**SUBJECT:** Change Order Four to Walker Park Senior Activity & Wellness Center Kitchen Renovation and Expansion Project

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**RECOMMENDATION:**

Staff recommends approval of Change Order Four to contract #2415 with Ellingson Contracting for a contract increase in the amount of \$87,541 with an additional \$13,000 in project contingency for the renovation and expansion of the Walker Park Senior Activity and Wellness Center.

**BACKGROUND:**

Senior citizen participation in recreation programs as well as the number of meals served has been increasing over the past years at the Walker Park Senior Activity and Wellness Center. The Center prepares meals for the seniors at the Center, Hillcrest Towers, Fayetteville Meals on Wheels program, and children at the Elizabeth Richardson Center. In 2016, 41,771 meals were delivered in the Meals on Wheels program on Monday through Friday and on weekends, which was a 26.7 percent increase over the meals prepared and delivered in 2015. The Center provided 15,087 lunch meals to mobile senior who come to the Center and 12,000 meals were served to children at the Elizabeth Richardson Center in 2016. Recreational and exercise services provided to the senior community in 2016 hit an all-time high of 27,813 participants.

The City has been dedicated to making improvements to the Walker Park Senior Activity and Wellness Center in phases to meet these growing needs. The highest priority was to expand the parking lot, kitchen and storage area. In 2015, the parking lot was expanded and deMx Architecture, P.A. was contracted to design improvements to the kitchen and food storage area. In June of 2016, a contract was entered with Ellingson Contracting in the amount of \$233,740 and a project contingency of \$30,153 for expansion and renovations to the kitchen. The contract was value engineered reducing the project amount by \$53,560 to be within the budget. The Walmart Foundation donated \$25,000 for this project.

**DISCUSSION:**

Community Development Block Grant (CBDG) funds have provided \$85,207 to purchase kitchen furnishings of which some were included in the original contract. Equipment included a convection oven, range, countertop griddle, exhaust hood, dishwasher, walker-in freezer, reach-in refrigerator, pizza preparation refrigerator, electric fryer, work tables, and heated mobile

cabinet, all which make the kitchen more efficient to serve the increasing number of meals prepared.

Due to the savings from the assistance of CBDG funds, Change Order Four will add back into the contract renovations for HVAC Ducting and a new drink bar. In addition, this change order will construct 11 additional parking spaces located on the south side of the existing parking lot. This parking lot expansion was eliminated from the original parking lot expansion project in 2015 due to limited funding. Parks Horticulture Staff will plant the parking lot's bio swale for this project.

**BUDGET/STAFF IMPACT:**

Total cost for Change Order Four is \$87,541 plus a fifteen percent contingency in the amount of \$13,000 for a total project of \$100,541. Funds are available in project 15010.1 Walker Park Senior Activity and Wellness Center.

**Attachments:**

Change Order Four  
Resolution 109-16



# AIA Document G701™ – 2001

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Fay. Senior Center Renovation Fayetteville, AR	<b>CHANGE ORDER NUMBER:</b> 004 <b>DATE:</b> 2/28/17 <b>ARCHITECT'S PROJECT NUMBER:</b> 34415	<b>OWNER</b> <input checked="" type="checkbox"/> <b>ARCHITECT</b> <input checked="" type="checkbox"/> <b>CONTRACTOR</b> <input checked="" type="checkbox"/> <b>FIELD</b> <input type="checkbox"/> <b>OTHER</b> <input type="checkbox"/>
<b>TO CONTRACTOR:</b> <i>(Name and address)</i> Ellingson Contracting PO Box 7202 Siloam Springs, AR 72761	<b>CONTRACT DATE:</b> 6/7/2016 <b>CONTRACT FOR:</b> General Construction	

The Contract is changed as follows:

*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives )*

See attachments provided by Ellingson Contracting (COR #8 - Hood and HVAC Ducting, COR #9 - Drink Bar, COR #10 - Parking Lot - REV 2-28)

The original	(Contract Sum)	was	\$	287,300
The net change by previously authorized Change Orders			\$	29,036
The	(Contract Sum)	prior to this Change Order was	\$	258,264
The	(Contract Sum)	will be (increased) by this Change Order in the amount of	\$	87,541
The new	(Contract Sum)	, including this Change Order, will be	\$	345,805
The Contract Time will be (unchanged) 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 that 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.**

deMx architecture  
ARCHITECT *(Firm name)*

104 N. East Ave.  
Fayetteville, AR 72701  
ADDRESS

BY *(Signature)*

Timothy W. Maddox, Principal  
*(Typed name)*

DATE

Ellingson Contracting  
CONTRACTOR *(Firm name)*

PO Box 7202  
Siloam Springs, AR 72761  
ADDRESS

BY *(Signature)*

David Ellingson, President  
*(Typed name)*

DATE

City of Fayetteville  
OWNER *(Firm name)*

113 West Mountain Street  
Fayetteville, AR 72701  
ADDRESS

BY *(Signature)*

Lionel Jordan, Mayor  
*(Typed name)*

DATE



Ellingson Contracting  
PO Box 7202  
Siloam Springs, AR 72761

**CHANGE ORDER REQUEST**

Date: February 8th, 2017  
To: Tim Maddox or Seth Spradlin  
DeMx Architects  
Re: Fayetteville Senior Center Kitchen Addition  
945 S. College Ave  
Fayetteville, AR 72701

**Change Order Request #8**

**Description of Proposed Change:**

Installation of grease duct, changing out exhaust fan, modifying curb with adapter, increase make-up air fan speed, providing air conditioning ducts and grills as shown. (See quote attached)  
Work excludes providing hood or exhaust fan, and excludes mounting hoods.

**The total cost of this proposal is as follows:**

Labor		\$360.00
Material		\$50.00
Equipment		\$0.00
Subcontractors		\$14,377.42
	Sub Total	\$14,787.42
Bond (2.6%)		\$384.47
OH & P (12.5%)		\$1,848.43
	<b>Lump Sum Total</b>	<b>\$16,636</b>

Upon your approval, we intend to make this change/addition immediately.  
If you have any questions please feel free to contact me.

Sincerely,

David R. Ellingson  
Ellingson Contracting  
Mobile: 479-215-6889

**Acceptance of Change**

Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

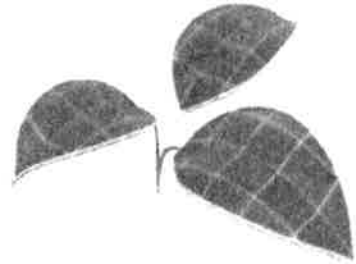


Ellingson Contracting  
Fayetteville Senior Center Project

# JDS Air Conditioning, Heating & Solar

(479) 530-9526

February 4<sup>th</sup>-2017



JDS Air Conditioning, Heating and Solar

From the plans provided and the scope of work to be performed:

- 1- Purchase, fabrication and installation of all **said equipment and material needed (excluding hoods)**
- 2- All hanging strap, screws, tape and duct sealant
- 3- Fabricate new 16 gauge grease duct per plans
- 4- Tie new 16 gauge welded grease duct into existing **grease duct**
- 5- Change existing Exhaust fan to new larger exhaust fan
- 6- Build and install curb adapter to accommodate new **larger exhaust fan**
- 7- Increase make-up air fan speed to supply both old and new kitchen hoods make-up air
- 8- Re work supply air duct in mechanical mezzanine for **make-up air**
- 9- Connect to existing supply air duct allowing for 3/10" duct runs for conditioned air into new kitchen
- 10- All grease duct will have 2 layers of fire wrap having overlapping joints on the seams
- 11- All air ducts for conditioning air will have 2" foil back duct wrap
- 12- Cutting of existing wall above and around new hoods to allow for all duct Grease duct, make-up air duct and supply conditioned air duct to be properly installed

Also Excluding Exhaust Fans.  
Exhaust Fans Provided by City,  
Installed by Contractor.

-DRE, EC

**Exclusions:**

- 1- Any roof work requiring cutting of roof that would also require sealing of roof
- 2- Any electrical work

The grand total and including tax, labor and 1yr labor warranty comes to: **\$19,137.67**

Please call with any questions you may have. Jason

Price Without Exhaust Fans is:  
**\$14,377.42**

-DRE, EC

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



Ellingson Contracting  
PO Box 7202  
Siloam Springs, AR 72761

### CHANGE ORDER REQUEST

Date: February 7th, 2017  
To: Tim Maddox or Seth Spradlin  
DeMx Architects  
Re: Fayetteville Senior Center Kitchen Addition  
945 S. College Ave  
Fayetteville, AR 72701

#### Change Order Request #9

#### Description of Proposed Change:

Add back New Drink Bar work from Original Scope.  
Original credit of \$20,300 was omitting the New Drink Bar and Demo of the Existing Drink Counter. This COR #9 only adds back the New Drink Bar work, and excludes demo, capping lines, or patching at the Existing Drink Counter.

#### The total cost of this proposal is as follows:

Labor	\$0.00
Material	\$0.00
Equipment	\$0.00
Subcontractors	\$16,500.00
Sub Total	\$16,500.00
Bond (2.6%)	\$429.00
OH & P (12.5%)	\$2,062.50
<b>Lump Sum Total</b>	<b>\$18,563</b>

Upon your approval, we intend to make this change/addition immediately.  
If you have any questions please feel free to contact me.

Sincerely,

David R. Ellingson  
Ellingson Contracting  
Mobile: 479-215-6889

#### Acceptance of Change

Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_



Ellingson Contracting  
PO Box 7202  
Siloam Springs, AR 72761

### CHANGE ORDER REQUEST

Date: February 28th, 2017  
To: Tim Maddox or Seth Spradlin  
DeMx Architects  
Re: Fayetteville Senior Center Kitchen Addition  
945 S. College Ave  
Fayetteville, AR 72701

#### Change Order Request #10

**Description of Proposed Change:**

Add additional parking lot. Includes limited existing curb demo, dirt work, grading, gravel, curb and gutter, drainage flume, 2" asphalt paving, lot striping, backfull curbs with topsoil, and seed & straw mulch exposed topsoil. Pricing includes 20 CY of bioswale soil matrix material.  
Also demo and pave 4'x24' asphalt section, and demo and repour 8'x8' concrete pad.

**The total cost of this proposal is as follows:**

Labor		\$650.00
Material		\$720.00
Equipment		\$0.00
Subcontractors		\$45,156.00
	Sub Total	<u>\$46,526.00</u>
Bond (2.6%)		\$1,209.68
OH & P (12.5%)		\$5,815.75
	<b>Lump Sum Total</b>	<b><u><u>\$52,342</u></u></b>

Upon your approval, we intend to make this change/addition immediately.  
If you have any questions please feel free to contact me.

Sincerely,

David R. Ellingson  
Ellingson Contracting  
Mobile: 479-215-6889

**Acceptance of Change**

Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_





**Tomlinson Asphalt Co., Inc.**  
**1411 W. Van Asche Dr.**  
**Fayetteville, Ar 72704**  
**PH: (479)521-3179**  
**FX: (479)521-6539**  
**WEB: tomlinsonasphalt.com**

## PROPOSAL

**Submitted To:** David Ellingson Const.  
**Street Address:**  
**City:**  
**State:**

**Job Name:** Fay. Sr. Center- parking addition  
**Job Location:** S. College st., Fay. AR  
**Date:** February 16, 2017

The following items of work are required to complete the parking addition per plan:

Item 1) Demo and mobilization.....	\$ 4,112.00
Item 2) Common Excavation with offsite import.....	\$ 12,337.00
Item 3) Fine grading of subgrade .....	\$ 1,850.00
Item 4) 6" class 7 base course under pavement and gravel drive extension.....	\$ 6,677.00
Item 5) Standard 2' type A concrete curb and gutter.....	\$ 3,978.00
Item 6) 2" thick Asphalt paving on approx. 3500 sf .....	\$ 6,347.00
Item 7) Backfill curbs with onsite topsoil, seed and straw mulch.....	\$ 2,988.00
Item 8) Erosion Control with tree protection fencing.....	\$ 1,476.00
Item 9) Concrete drainage flume .....	\$ 700.00
Item 10) Pavement Markings .....	\$ 400.00
<b>Total Cost</b>	<b>\$ 40,865.00</b>

**No stakeout included. No testing included.**

Ark. Contractor's lis. no. 0040940817      Price good for 60 days.

We herby propose to furnish materials and labor – complete and in accordance with the above specifications for the sum of Forty thousand eight hundred sixty five and no/100 dollars ( \$40,865.00 ) with payment to be made as follows:  
 Within 45 days of completion.

All materials guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Submitted by:** Mark Mahaffey, PE

**Authorized Signature:** \_\_\_\_\_

If proposal is acceptable, please sign and return the original so that the work can be scheduled.

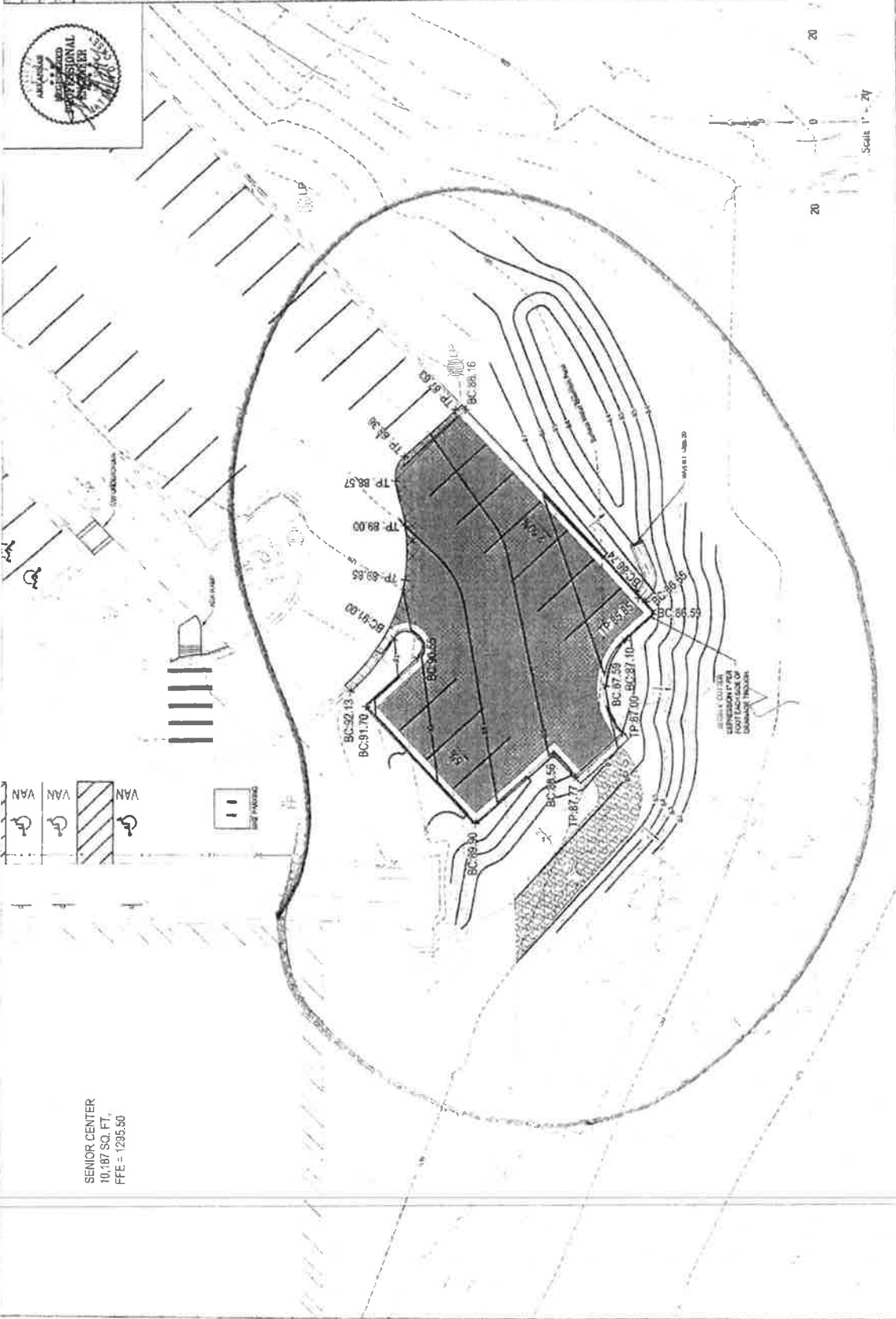
Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

**Accepted By:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_





113 West Mountain  
Street Fayetteville,  
AR 72701  
(479) 575-8323

**Resolution: 109-16**

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**File Number: 2016-0269**

**BID #16-23 JBZ, INC. D/B/A ELLINGSON CONTRACTING:**

A RESOLUTION TO AWARD BID # 16-23 AND APPROVE A CONTRACT WITH JBZ, INC. D/B/A ELLINGSON CONTRACTING IN THE AMOUNT OF \$287,300.00 FOR THE CONSTRUCTION OF KITCHEN RENOVATIONS AT THE FAYETTEVILLE SENIOR CENTER; TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$30,153.00; TO APPROVE CHANGE ORDER NO. 1 TO REFLECT VALUE ENGINEERING ITEMS AND REDUCE THE CONTRACT AMOUNT BY \$53,560.00; AND TO APPROVE A BUDGET ADJUSTMENT.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

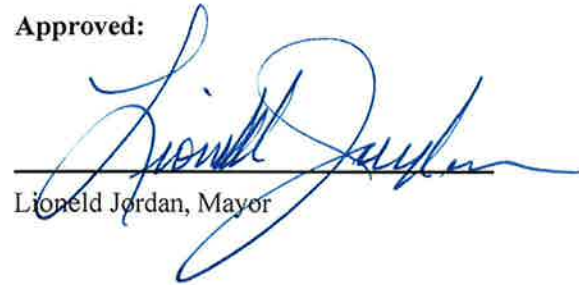
Section 1: That the City Council of the City of Fayetteville, Arkansas hereby awards Bid # 16-23 and approves a contract with JBZ, Inc. d/b/a Ellingson Contracting in the amount of \$287,300.00 for the construction of kitchen renovations at the Fayetteville Senior Center, and further approves a project contingency in the amount of \$30,153.00.

Section 2: That the City Council of the City of Fayetteville, Arkansas hereby approves Change Order No. 1 to the contract with JBZ, Inc. d/b/a Ellingson Contracting to reflect value engineering items and reduce the contract amount by \$53,560.00.


Section 3: That the City Council of the City of Fayetteville, Arkansas hereby approves a budget adjustment, a copy of which is attached to this Resolution.

PASSED and APPROVED on 6/7/2016

Approved:

  
Lioneld Jordan, Mayor

Attest:

  
Sondra E. Smith, City Clerk  
Treasurer

