

**City of Fayetteville Staff Review Form**

**2018-0282**

**Legistar File ID**

**6/5/2018**

**City Council Meeting Date - Agenda Item Only**

N/A for Non-Agenda Item

Paul Becker

5/17/2018

CHIEF FINANCIAL OFFICER (110)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Approval of Change Order #1 with Crossland Construction for the demolition of the old City Hospital in association with the Library Expansion Project in the amount of 488,246.00

**Budget Impact:**

4150.800.9150-5804.00		Library Construction	
Account Number		Fund	
17001.1		Fayetteville Public Library Expansion	
Project Number		Project Title	
<b>Budgeted Item?</b>	Yes	Current Budget	\$ 27,170,162.00
		Funds Obligated	\$ 2,769,335.26
		Current Balance	<b>\$ 24,400,826.74</b>
<b>Does item have a cost?</b>	Yes	Item Cost	\$ 488,246.00
<b>Budget Adjustment Attached?</b>	NA	Budget Adjustment	
		Remaining Budget	<b>\$ 23,912,580.74</b>

V20180321

**Purchase Order Number:** 2017-00000693

**Previous Ordinance or Resolution #** 196-17

**Change Order Number:** #1

**Approval Date:** 9/19/2017

**Original Contract Number:** FQ 17-12

**Comments:**



**MEETING OF JUNE 5, 2018**

**TO:** Mayor and City Council

**THRU:** Don Mar, City of Fayetteville, chief of Staff  
David Johnson, Fayetteville Public Library, Executive Director

**FROM:** Paul A. Becker, City of Fayetteville, Chief Financial Officer  
Stephen Davis, Fayetteville Public Library, Accounting & HR Director

**DATE:** Friday, May 18, 2018

**SUBJECT:** **Change Order #1 with Crossland Construction for Demolition of Old City Hospital**

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**RECOMMENDATION:**

Approval of Change Order #1 with Crossland Construction in the amount of \$488,246 for the demolition of the old city hospital.

On May 16, 2018 The Library Board of Trustees agreed to accepting this Change Order.

**BACKGROUND:**

August 9, 2016, Fayetteville Voter approved referendum for millage request for the expansion of the library, and issuing 26.5 million in bonds.

August 15, 2017, Council passed resolution 170-17 to enter into a Contract with Meyer, Scherer and Rockcastle, LTD for the Architectural services for the expansion of the library.

September 9, 2017, Council passed resolution 196-17 to enter into a Construction Manager at Risk contract with Crossland Construction Company Inc. for Construction Management Services related to the expansion of the Library and pre-construction (estimating) services.

November 21, 2017, Council passed resolution 243-17 to enter into an asbestos abatement contract with Nabholz Environmental Services for the old city hospital.

**DISCUSSION:**

In order to ensure transparency and fairness, this bid packet was advertised and bid thru the City of Fayetteville's Purchasing Department. The lowest demolition bid was from Oelke Construction Company in the amount of 298,975. They will contract direct with Crossland. Additional fees for stabilization, SWPP, supervision, project requirements, and fee are included in the total cost of C.O. #1, and is detailed in an attachment.

**BUDGET/STAFF IMPACT:**

This is a budgeted expense and has a contingency included in the total.

**Attachments:**

Library Board of Trustees Acceptance Letter

Change Order #1

Back Up Change Order Documents

Demolition Bid Certification

Bid 18-29 Oelke Construction Co.



FAYETTEVILLE PUBLIC LIBRARY

May 16, 2018

Lioneld Jordan, Mayor  
City of Fayetteville  
113 West Mountain Street  
Fayetteville, AR 72701

**SUBJECT: City Hospital Demolition Contract**

Dear Mayor Jordan,

The Fayetteville Public Library Board of Trustees concurs with the City of Fayetteville staff recommendation to award FPL Bid Package #1 to Crossland Construction for the demolition of city hospital and the church in the amount of \$488,246.

The Fayetteville Public Library Board of Trustees has been kept advised of the progress on this aspect of the expansion and consents to the use of bond project funds to pay these project expenses.

Sincerely,

Hershey Garner, President  
Fayetteville Public Library Board of Trustees

# CROSSLAND

CONSTRUCTION COMPANY, INC

## Prime Contract Change Order

SIGNATURE FOR APPROVAL FORM

**Fayetteville Public Library Expansion**  
 221 S School Ave  
 Fayetteville, AR 72701

**Project # 18AR11-MHA**

**Date: 5/16/2018**  
**To Contractor:**  
 Crossland Construction Company, Inc.  
 833 S. East Ave  
 PO Box 45  
 Columbus, KS 66725

**Architect's Project No:**  
**Contract Date:** 9/1/2017  
**Contract Number: PRIME**  
**Change Order Number: 001**

**The Contract is hereby revised by the following items:**

Bid Package #1 - City Hospital Demolition

PCO	Description	Amount
CO001	BP#1 - Hospital Demolition	\$ 488,246.00

FPL Bid Package #1 - City Hospital Demolition  
 Per:  
 City Hospital Site Demolition Plans Issue Date 2.23.18  
 Specifications Issue Date 2.28.18.  
 Addendum #1 - 4.2.18  
 Addendum #2 - 4.18.18  
 Addendum #3 - 4.24.18

The original Contract Value was.....	\$	0.00
Sum of changes by prior Prime Contract Change Orders.....	\$	0.00
The Contract Value prior to this Prime Contract Change Order was.....	\$	0.00
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	\$	488,246.00
The new Contract Value including this Prime Contract Change Order will be.....	\$	488,246.00
The Contract duration will be changed by.....		NA Days
The revised Substantial Completion date as of this Prime Contract Change Order is.....		

City of Fayetteville  
 \_\_\_\_\_  
 113 West Mountain Street  
 Fayetteville, AR 72701  
 Address \_\_\_\_\_  
 By \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

Crossland Construction Company, Inc.  
 CONTRACTOR  
 833 S. East Ave  
 PO Box 45  
 Columbus, KS 66725  
 Address \_\_\_\_\_  
 By Chris Schaubusch  
 SIGNATURE \_\_\_\_\_  
 DATE 05-16-18

Fayetteville Public Library  
 OWNER  
 221 S School Ave  
 Fayetteville, AR 72701  
 Address \_\_\_\_\_  
 By H Garner  
 SIGNATURE \_\_\_\_\_  
 DATE 05/16/2018

Project:		Fayetteville Public Library Expansion #1.1 - Hospital Demo			5/10/2018 CHANGE ORDER#1				
Date:									
Architect:	MSR								
S.F.:	132,500	132,500	sf		\$ 488,246		\$	3.68	
BP	Tax	Description	Quantity	Unit	Unit Price	Amount	%	\$/sf	Summary / Notes
		Staffing							\$ 23,865
		Supervision	3	mo	\$ 7,955.00	\$ 23,865	4.89%	\$ 0.18	
		Testing & Surveying							\$ -
		Surveying				\$ -			not required during Demo
		Testing				\$ -			not required during Demo
		Project Requirements							\$ 63,755
		Mobilization				\$ -			\$ -
		Job Sign	1	ls	\$ 1,000.00	\$ 1,000	0.20%	\$ 0.01	Work with MSR/FPL for Design
		Work Trucks, Fuel, Insurance	12	wks	\$ 265.00	\$ 3,180	0.65%	\$ 0.02	
		Office Complex	3	mo	\$ 500.00	\$ 1,500	0.31%	\$ 0.01	
		Tool Trailer				\$ -			\$ -
		Office Supplies	3	mo	\$ 150.00	\$ 450	0.09%	\$ 0.00	
		Plan Reproduction	1	ls	\$ 350.00	\$ 350	0.07%	\$ 0.00	
		Temp Phone	3	mo	\$ 135.00	\$ 405	0.08%	\$ 0.00	
		Temp Utilities - Water	1	ls	\$ 1,500.00	\$ 1,500	0.31%	\$ 0.01	Hydrant Meter
		Temp Utilities - Electric - 3ph - 400a panel	1	ls	\$ 6,000.00	\$ 6,000	1.23%	\$ 0.05	Temp Service from Existing Lines
		Temp Toilets	3	mo	\$ 240.00	\$ 720	0.15%	\$ 0.01	Zea
		Temp Perimeter Fencing	2,000	lf	\$ 6.60	\$ 13,200	2.70%	\$ 0.10	
		Temp Gates	3	ea	\$ 250.00	\$ 750	0.15%	\$ 0.01	3ea
		Temp Perimeter Screening	2,000	lf	\$ 10.00	\$ 20,000	4.10%	\$ 0.15	Work with MSR/FPL for Design
		Street Barricades				\$ -			\$ -
		SWPPP Maintenance	30	wk	\$ 240.00	\$ 7,200	1.47%	\$ 0.05	
		SWPPP Maintenance - Materials	30	wk	\$ 250.00	\$ 7,500	1.54%	\$ 0.06	
		Selective Building Demolition							\$ -
		Demo - Hospital & Stockpile Concrete	1	ls	\$ 298,975.00	\$ 298,975	61.23%	\$ 2.26	Oelke Construction - 4,24,18
		ALT #1 - Deduct Rock Street Removal	1	ls	\$ (3,800.00)	\$ (3,800)	-0.78%	\$ (0.03)	Alt Accepted
		ALT #2 - Deduct West Street Wall Removal	1	ls	\$ (5,000.00)	\$ (5,000)	-1.02%	\$ (0.04)	Alt Accepted
		Voluntary Alt - Asphalt Demo	1	ls	\$ (4,765.00)	\$ (4,765)	-0.98%	\$ (0.04)	Alt Accepted
		North Church Demo	1	ls	\$ -	\$ -			\$ -
		Site Paving & Concrete Demolition	1	ls	\$ -	\$ -			\$ -
		Rough Grade	1	ls	\$ -	\$ -			\$ -
		Haul Off Spoils and Debris				\$ -			\$ -
		Crusher				\$ -			\$ -
		Backfill Material				\$ -			\$ -
		Construction Entrance				\$ -			\$ -
		Earthwork							\$ -
		Silt Fence	2,000	lf	\$ 4.50	\$ 9,000	1.84%	\$ 0.07	
		Wattles	1,200	lf	\$ 5.50	\$ 6,600	1.35%	\$ 0.05	
		Concrete Washout	1	ea	\$ 550.00	\$ 550	0.11%	\$ 0.00	
		Check Dams - Inlet Protection	10	ea	\$ 350.00	\$ 3,500	0.72%	\$ 0.03	
		Site Improvements							\$ -
		Utilities							\$ -
		Capping Existing Utilities - Sewer & Water				\$ -			\$ -
		Special Allowances							\$ -
		Stabilization - Storm Inlet Mods for Reuse	1	ls	\$ 10,000.00	\$ 10,000	2.05%	\$ 0.08	Sloping Sections, Unsure Final Grades
		Unforeseen Underground Conditions	1	ls	\$ 18,000.00	\$ 18,000	3.69%	\$ 0.14	Fuel Tanks, Bones, Chemicals, etc
		Sound Barriers	1	ls	\$ 5,000.00	\$ 5,000	1.02%	\$ 0.04	Plywood Skids to Reverb Sound
		Street Curb or Concrete Diversions on Street	1	ls	\$ 3,600.00	\$ 3,600	0.74%	\$ 0.03	Keep Street Water Out of Site
		Demo South End Rock Retaining Walls	1	ls	\$ 3,600.00	\$ 3,600	0.74%	\$ 0.03	Not Shown to Demo
		<b>Subtotal</b>				\$ 432,880	88.66%	\$ 3.27	
		<b>Overhead</b>	4.5%	%		\$ 19,480	3.99%	\$ 0.15	
		<b>Profit</b>	2.5%	%		\$ 10,822	2.22%	\$ 0.08	
		<b>Insurance - Liability</b>	0.20%	%		\$ 905	0.19%	\$ 0.01	
		<b>Insurance - Builder's Risk</b>	0.11%	%		\$ 498	0.10%	\$ 0.00	
		<b>Bonds - Performance &amp; Payment</b>	0.45%	%		\$ 2,018	0.41%	\$ 0.02	
		<b>Contingency</b>	5%	%		\$ 21,644	4.43%	\$ 0.16	
		<b>Total</b>				\$ 488,246	<b>Total</b>	\$ 3.68	



## Construction - Old City Hospital Demolition

Bid No. 18-29  
Official Bid Tabulation

Bid No. 18-29  
Date: 04.24.2018  
Time: 2:00 PM

Lioneld Jordan, Mayor

Number of Addendums: 3

Certification of Funds: \$600,000.00  
Max Bid Award Limit: \$750,000.00

				Ark Wrecking Co. of Okla Inc.	D & R, LLC	Gator Industrial, LLC	Harris United, LLC	Lloyd Nabors Demolition, LLC	Oelke Construction Co.	Redline Contractors	Tri-Star Contractors, LLC
Item	DESCRIPTION	UNIT	QTY.	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
Schedule A	Total Lump Sum for structure, wall, and foundation demolition	LS	1	\$ 374,270.00	\$ 367,600.00	\$ 1,104,000.00	\$ 1,700,000.00	\$ 378,900.00	\$ 298,975.00	\$ 366,631.00	\$ 2,198,000.00
<b>TOTAL BASE BID</b>											
<b>*DEDUCTIVE ALTERNATE #1 OF 2</b>											
	Removal of Rock St. North			\$ 5,250.00	\$ 1,800.00	\$ 8,500.00	\$ 7,000.00	\$ 3,500.00	\$ 3,800.00	\$ 9,860.00	\$ 30,000.00
<b>*DEDUCTIVE ALTERNATE #2 OF 2</b>											
	Removal of West St. Retaining Wall			\$ 7,890.00	\$ 3,500.00	\$ 16,000.00	\$ 35,000.00	\$ 45,000.00	\$ 5,000.00	\$ 34,000.00	\$ 78,000.00
<b>TOTAL BASE BID LESS DEDUCTIVE ALTERNATE #1</b>				\$ 369,020.00	\$ 365,800.00	\$ 1,095,500.00	\$ 1,693,000.00	\$ 375,400.00	\$ 295,175.00	\$ 356,771.00	\$ 2,168,000.00
<b>TOTAL BASE BID LESS DEDUCTIVE ALTERNATE #1 &amp; #2</b>				\$ 361,130.00	\$ 362,300.00	\$ 1,079,500.00	\$ 1,658,000.00	\$ 330,400.00	\$ 290,175.00	\$ 322,771.00	\$ 2,090,000.00

CERTIFIED:

*Andrea Rennie*  
Andrea Rennie, CPPD, CPPO, Purchasing Manager

*[Signature]*  
Witness

5/3/18  
Date