

**City of Fayetteville Staff Review Form**

**2019-0046**

**Legistar File ID**

**2/5/2019**

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

Wade Abernathy

1/14/2019

FACILITIES MANAGEMENT (140)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Approval of Change Order #2 with Crossland Construction for Bid 19-17, Early Site Packages associated with the Fayetteville Public Library Expansion Project in the amount of \$2,806,481 and to include a 5% project contingency.

**Budget Impact:**

4150.800.9150-5804.00		Library Construction	
Account Number		Fund	
17007.1703		Fayetteville Public Library Expansion	
Project Number		Project Title	
<b>Budgeted Item?</b>	Yes	Current Budget	\$ 26,868,486.00
		Funds Obligated	\$ 3,440,075.26
		Current Balance	<b>\$ 23,428,410.74</b>
<b>Does item have a cost?</b>	Yes	Item Cost	\$ 2,806,841.00
<b>Budget Adjustment Attached?</b>	NA	Budget Adjustment	
		Remaining Budget	<b>\$ 20,621,569.74</b>

V20180321

**Purchase Order Number:** 2017-00000693

**Previous Ordinance or Resolution #** 127-18

**Change Order Number:** #2

**Approval Date:**

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

**Comments:**



**MEETING OF FEBRUARY 5, 2019**

**TO:** Mayor and City Council

**THRU:** Don Marr, City of Fayetteville, Chief of Staff  
Paul A. Becker, City of Fayetteville, Chief Financial Officer  
David Johnson, Fayetteville Public Library, Executive Director

**FROM:** Wade Abernathy, Division Manager Facilities/Building Construction

**DATE:** January 18, 2019

**SUBJECT: Change Order #2 with Crossland Construction for Bid 19-17, Early Site Packages, for the Fayetteville Public Library Expansion Project and a 5% project Contingency.**

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**RECOMMENDATION:**

Approval of Change Order #2 with Crossland Construction in the amount of \$2,806,481 for the Early Site Packages for the Fayetteville Public Library Expansion Project and a 5% Project Contingency in the amount of 140,324.

On January 17, 2019 the Fayetteville Library Board of Trustees agreed to accepting this Change Order.

**BACKGROUND:**

August 9, 2016, Fayetteville Votes approved referendum for Millage Request for the expansion of the Library and issuing 26.6 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 the 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.

June 5<sup>th</sup>, 2018, Council passed resolution 127-18 for a Change Order #1 with Crossland Construction Company for the Demolition of the Old City Hospital on the future expansion site.

**DISCUSSION:**

Change order #2 will enable the earthwork for the new addition to begin now. Associated items included are site utilities relocations required for the project and some interior mechanical and equipment room work.

The Change Order amount was arrived from Competitive Bid 19-17 of 6 trade packages thru the City Purchasing.

This early change order will allow the project to continue as we await the remaining building drawings and bids in March.

**BUDGET/STAFF IMPACT:**

This is a budgeted expense and will include a 5% contingency if approved.

**Attachments;**

Library Board of Trustees Acceptance Letter  
Change Order #2  
Certified Bid Tab



FAYETTEVILLE PUBLIC LIBRARY

January 17, 2019

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

**SUBJECT: Crossland Construction Change Order #2 – Early Site Package**

Dear Mayor Jordan,

The Fayetteville Public Library Board of Trustees concurs with the City of Fayetteville staff recommendation to award FPL Bid Package #19-17 to Crossland Construction for the early site package for Fayetteville Public Library Expansion in the amount of \$2,806,841 plus a project contingency of 5% or \$140,324 for a total of \$2,947,165.

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,

Janine Parry, President  
Fayetteville Public Library Board of Trustees

# CROSSLAND

CONSTRUCTION COMPANY, INC

## Prime Contract Change Order

SIGNATURE FOR APPROVAL FORM

**Fayetteville Public Library - M**  
 221 S School Ave  
 Fayetteville, AR 72701

**Project # 18AR11-MHA**

**Date: 1/17/2019**  
**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: 002**

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

Bld Package #2 - Early Site Package / Utility Relocation

PCO	Description	Amount
CO002	BP#2 - Early Site Package / Utility Relocation	\$ 2,806,481.00

FPL Bld Package #2 - Early Site Package / Utility Relocation  
 Per Contract Documents:  
 Utility Relocation Plans Issue Date 11.23.2018 by MSR Architects  
 Utility Relocation Specifications Issue Date 11.23.2018 by MSR Architects  
 Bld 19-17 - Addendum #1 - Dated 12.20.18  
 Bld 19-17 - Addendum #2 - Dated 12.27.18  
 Bld 19-17 - Addendum #3 - Dated 1.7.19  
 Bld 19-17 - Addendum #4 - Dated 1.8.19

The original Contract Value was.....	\$ 110,000.00
Sum of changes by prior Prime Contract Change Orders.....	\$ 488,246.00
The Contract Value prior to this Prime Contract Change Order was.....	\$ 598,246.00
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	\$ 2,806,481.00
The new Contract Value including this Prime Contract Change Order will be.....	\$ 3,404,727.00
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 W. Mountain Street  
 Fayetteville, AR 72703  
 Address \_\_\_\_\_  
 By \_\_\_\_\_  
 SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

Crossland Construction Company, Inc.  
**CONTRACTOR**  
 833 S. East Ave  
 PO Box 45  
 Columbus, KS 66725  
 Address \_\_\_\_\_  
 By **Chris Schnurbusch**  
 SIGNATURE \_\_\_\_\_  
 DATE **01.17.19**

Fayetteville Public Library  
**OWNER**  
 211 S. School Ave  
 Fayetteville, AR 72703  
 Address \_\_\_\_\_  
 By **JAMIE A PARRY, SCS**  
 SIGNATURE \_\_\_\_\_  
 DATE **1/17/19**

Project:		Fayetteville Public Library		CO#2		1/10/18		EARLY SITE PACKAGE BIDS	
Date:		1/17/2019		CO#2 - EARLY SITE PKG		MSR			
Architect:		MSR							
S.F.:		83,989							
BP	Est./Based	Description	Qty	Unit	Unit Price	Amount	%	\$/sf	Summary / Notes
DIV 0		Staffing & Project Requirements				\$ 2,806,481		\$ 33.41	
		Staffing	4	mo	\$ 31,138.06	\$ 124,552	4.44%	\$ 1.48	251,256
		Project Requirements	4	mo	\$ 31,675.83	\$ 126,703	4.51%	\$ 1.51	
DIV 0		Permits / Surveying / Testing							20,050
		Building & Grading Permits							BY OWNER
		County Bond Filing	1	ls	\$ 50.00	\$ 50	0.00%	\$ 0.00	
		3rd Party Surveying	1	ls	\$ 20,000.00	\$ 20,000	0.71%	\$ 0.24	
		3rd Party Testing							BY OWNER
DIV 3		Concrete							
A		Early Site Concrete							in Earthwork (Oelke)
DIV 21		Fire Protection							90,636
B	2.00%	Early Fire Protection	1	ls	\$ 88,859.00	\$ 90,636	3.23%	\$ 1.08	Freedom Fire Pro
DIV 22		Plumbing							243,713
C	1.00%	Early Plumbing	1	ls	\$ 286,000.00	\$ 288,860	10.29%	\$ 3.44	Gold Mechanical
	1.00%	Private Manhole Utility Contractor Savings	1	ls	\$ (44,700.00)	\$ (45,147)	-1.61%	\$ (0.54)	Gold Mechanical
DIV 26		Electrical							256,756
D	0.00%	Early Electrical	1	ls	\$ 239,600.00	\$ 241,756	8.61%	\$ 2.88	Arnold Bleivins Northwest
		Relocate - Switchgear to the North	1	ls	\$ 15,000.00	\$ 15,000	0.53%	\$ 0.18	Allowance
DIV 27		Fire Alarm							3,228
E		Early Fire Alarm	1	ls	\$ 3,228.00	\$ 3,228	0.12%	\$ 0.04	Johnson Controls
DIV 31		Earthwork							1,412,338
F	1.10%	Earthwork & Site Demo	1	ls	\$ 1,255,985.00	\$ 1,269,801	45.25%	\$ 15.12	Oelke Construction
	1.10%	Deduct - Traffic Control & Rock Doubleups	1	ls	\$ (12,819.00)	\$ (12,819)	-0.46%	\$ (0.15)	Oelke Construction
	1.10%	Rock Allowance in Oelke Bid	300	cy	\$ 199.00	\$ 60,357	2.15%	\$ 0.72	Include in Oelke Bid
		Tree Preservation Shoring	1	ls	\$ 95,000.00	\$ 95,000	3.39%	\$ 1.13	Allowance
DIV 33		Utilities							225,000
G		Storm Drainage							in Earthwork (Oelke)
H		Site Water & Sewer Utilities	1	ls	\$ 225,000.00	\$ 225,000	8.02%	\$ 2.68	Allowance
5000		Allowances/Contingency							100,119
	4.00%	Contingency	1	ls	\$ 2,502,977	\$ 100,119	3.57%	\$ 1.19	Contingency
		<b>Subtotal</b>				\$ 2,603,096	92.75%	\$ 30.99	
		<b>Overhead</b>	4.5%	%		\$ 117,139	4.17%	\$ 1.39	
		<b>Profit</b>	2.5%	%		\$ 65,077	2.32%	\$ 0.77	
		Insurance - Liability	0.20%	%		\$ 5,571	0.20%	\$ 0.07	
		Insurance - Builder's Risk	0.11%	%		\$ 3,064	0.11%	\$ 0.04	
		Bonds	0.45%	%		\$ 12,534	0.45%	\$ 0.15	
		<b>Total</b>				\$ 2,806,481	<b>Total</b>	\$ 33.41	