

City of Fayetteville Staff Review Form

2019-0246

Legistar File ID

5/7/2019

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

Wade Abernathy

4/19/2019

FACILITIES MANAGEMENT (140)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of Change Order #3 with Crossland Construction for Bid 19-24, New Addition shell and Mechanical, Electrical and Plumbing associated with the Fayetteville Public library Expansion project in the amount of \$19,588,836 and approve a contingency in the amount of \$500,000.

Budget Impact:

4150.800.9150.00	Library Construction									
Account Number	Fund									
17007.1703	Fayetteville Public Library Expansion									
Project Number	Project Title									
Budgeted Item? <u>Yes</u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Current Budget</td> <td style="width: 10%;">\$</td> <td style="width: 60%;">24,585,413.00</td> </tr> <tr> <td>Funds Obligated</td> <td>\$</td> <td>4,124,377.40</td> </tr> <tr> <td>Current Balance</td> <td>\$</td> <td>20,461,035.60</td> </tr> </table>	Current Budget	\$	24,585,413.00	Funds Obligated	\$	4,124,377.40	Current Balance	\$	20,461,035.60
Current Budget	\$	24,585,413.00								
Funds Obligated	\$	4,124,377.40								
Current Balance	\$	20,461,035.60								
Does item have a cost? <u>Yes</u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Item Cost</td> <td style="width: 10%;">\$</td> <td style="width: 60%;">19,588,836.00</td> </tr> </table>	Item Cost	\$	19,588,836.00						
Item Cost	\$	19,588,836.00								
Budget Adjustment Attached? <u>No</u>	<table border="0" style="width: 100%;"> <tr> <td style="width: 30%;">Budget Adjustment</td> <td style="width: 10%;"></td> <td style="width: 60%;"></td> </tr> <tr> <td>Remaining Budget</td> <td>\$</td> <td>872,199.60</td> </tr> </table>	Budget Adjustment			Remaining Budget	\$	872,199.60			
Budget Adjustment										
Remaining Budget	\$	872,199.60								

V20180321

Purchase Order Number: 2017-00000693

Previous Ordinance or Resolution # 38-19

Change Order Number: #3

Approval Date: _____

Original Contract Number: RFQ 17-12

Comments:



MEETING OF MAY 7, 2019

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Paul Becker, Chief Financial Officer

FROM: Wade Abernathy, Division Manager Facilities/Building Construction

DATE: 4-19-19

SUBJECT: Change Order #3 with Crossland Construction for bid 19-24, New Addition Shell and Mechanical, Electrical and Plumbing for the Fayetteville Public Library Expansion Project and a project Contingency.

RECOMMENDATION:

Approval of Change Order #3 with Crossland Construction in the amount of \$19,588,836 for the Building Shell, Mechanical, Electrical, and Plumbing and a Project contingency in the amount of \$500,000.

On March 25, 2019 the Fayetteville Public Library Board approved 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 5th, 2018, Council passed resolution 127-18 for a **Change Order #1** to include the Demolition of the Old City Hospital on the future expansion site.

February 5, 2019 Council passed resolution 38-19 for a **Change Order#2** to include the Site Demolition and Earthwork for the expansion.

DISCUSSION:

Change order #3 will release the trade packages including: concrete foundations and slabs, structural steel, masonry, roofing, framing, curtain walls and glazing, elevator, mechanical, electrical and plumbing systems. This will keep the construction on schedule as final finishes and equipment are selected.

The change order amount was arrived from Competitive Bid 19-24 of 14 trade packages that was coordinated thru the City's Purchasing Division

BUDGET/STAFF IMPACT:

This is a budgeted expense and will include a \$500,000 contingency.

Attachments:

Library Board of Trustees Acceptance Letter

Change Order #3

Bid Tab



FAYETTEVILLE PUBLIC LIBRARY

March 25, 2019

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


SUBJECT: Crossland Construction Change Order #3 – Structure & MEP Package

Dear Mayor Jordan,

The Fayetteville Public Library Board of Trustees concurs with the City of Fayetteville staff recommendation to award City/FPL Bid Package #19-24 to Crossland Construction for the Structure & MEP package for Fayetteville Public Library Expansion in the amount of \$20,100,000.00 plus a project contingency of \$500,000 for a total of \$20,600,000.

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
 401 W Mountain St
 Fayetteville, AR 72701

Project # 18AR11-MHA

Date: 4/18/2019
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: 003

The Contract is hereby revised by the following items:

Bid Package #3 - Building Shell & MEP

PCO	Description	Amount
CO003	BP#3 - Building Shell & MEP Package	\$ 19,588,836.00

FPL Bid Package #3 - Building Shell & MEP Package
 Per Contract Documents:
 Fayetteville Public Library Addition 100% Construction Documents Dated 2.8.19 by MSR Architects
 Fayetteville Public Library Project Manual Dated 2.8.19 by MSR Architects
 Bid 19-24 - Addendum #1 (#5) - Dated 2.28.19
 Bid 19-24 - Addendum #2 (#6) - Dated 3.7.19
 Bid 19-24 - Addendum #3 (#7) - Dated 3.11.19
 Bid 19-24 - Addendum #4 (#8) - Dated 3.12.19

The original Contract Value was.....	\$	110,000.00
Sum of changes by prior Prime Contract Change Orders.....	\$	3,294,727.00
The Contract Value prior to this Prime Contract Change Order was.....	\$	3,404,727.00
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	\$	19,588,836.00
The new Contract Value including this Prime Contract Change Order will be.....	\$	22,993,563.00
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 _____

Crossland Construction Company, Inc.

Fayetteville Public Library _____

113 W. Mountain Street
 Fayetteville, AR 72703

833 S. East Ave
 PO Box 45
 Columbus, KS 66725

401 W Mountain St
 Fayetteville, AR 72701

Address _____

Address _____

Address _____

By _____

By Chris Schnurbusch

By Bart Peck

SIGNATURE _____

SIGNATURE [Signature]

SIGNATURE [Signature]

DATE _____

DATE 04.18.19

DATE 18 April 2019

CROSSLAND
CONSTRUCTION COMPANY, INC.

Project:		Fayetteville Public Library CO#3 - BUILDING SHELL & MEP				CO#3				
Date:		4/16/2019				3/15/2019 - BID				
Architect:		MSR				SHELL & MEP				
S.F.:		83,989				\$ 19,588,836	\$ 233.23			
BP	Task / Bond	Description	Qty	Unit	Unit Price	Amount	%	\$/sf	Summary / Notes	\$/sf
DIV 0		Staffing & Project Requirements							\$ 502,511	\$ 5.98
		Staffing	8	mo	\$ 31,027	\$ 248,216	1.27%	\$ 2.96		
		Project Requirements	8	mo	\$ 31,787	\$ 254,295	1.30%	\$ 3.03		
DIV 2		Selective Demolition							\$ 2,396,000	\$ 28.53
02B		Selective Demolition Pkg	1	lc	\$ 2,381,000	\$ 2,381,000	12.15%	\$ 28.35	CCC	
05B		Structural Steel Installation Allowance	1	ls	\$ 15,000	\$ 15,000	0.08%	\$ 0.18	Allowance (CCC)	
DIV 3		Concrete							\$ (84,253)	\$ (1.00)
03A		Concrete Pkg	1	ls	\$ -	\$ -			in 02B (CCC)	
03A		ALT #1 - Deduct W Street Improvements	1	ls	\$ (65,000)	\$ (65,000)	-0.33%	\$ (0.77)	CCC	
03A		ALT - Deduct Decorative Sidewalk to Std Finish	1	ls	\$ (4,938)	\$ (4,938)	-0.03%	\$ (0.06)	CCC	
03A		ALT - Deduct Stamped Paving Finish For Broom	1	ls	\$ (4,365)	\$ (4,365)	-0.02%	\$ (0.05)	CCC	
03A		ALT - Modified Underlab Insulation Locations	1	ls	\$ (9,950)	\$ (9,950)	-0.05%	\$ (0.12)	CCC	
DIV 4		Masonry							\$ 660,963	\$ 7.87
04A		Masonry Pkg	1	ls	\$ 666,500	\$ 673,082	3.44%	\$ 8.01	Walker	
04A		ALT - Local Cast Stone Supplier	1	ls	\$ (12,000)	\$ (12,119)	-0.06%	\$ (0.14)	Walker	
DIV 5		Steel							\$ 1,711,747	\$ 20.38
05A		Structural Steel Supply Pkg (w/ Tax)	1	ls	\$ 1,538,400	\$ 1,690,894	8.63%	\$ 20.13	UMFI	
05A		ALT - Steel Ships Ladder in lieu of Alum	1	ls	\$ (1,000)	\$ (1,098)	-0.01%	\$ (0.01)	UMFI	
05A		Structural Steel Supply Allowance	1	ls	\$ 20,000	\$ 21,950	0.11%	\$ 0.26	Allowance (UMFI)	
05B		Structural Steel Installation Pkg	1	ls	\$ -	\$ -			in 02B (CCC)	
DIV 7		Thermal & Moisture Protection							\$ 1,368,460	\$ 16.29
07A		Roofing Pkg	1	ls	\$ 1,158,930	\$ 1,165,999	5.95%	\$ 13.88	Scheier & Roofing	
07E		Waterproofing & Joint Sealants	1	ls	\$ 272,085	\$ 275,350	1.41%	\$ 3.28	Crum & Marshall	
07E		ALT - WAVB-1 to Prosoco Rguard	1	ls	\$ (53,900)	\$ (54,547)	-0.28%	\$ (0.65)	A/E 3.26.19 Approve	
07E		ALT - WP-1 & DM-1 Below Grade WP	1	ls	\$ (16,700)	\$ (16,900)	-0.09%	\$ (0.20)	A/E 3.26.19 Approve	
07E		ALT #1 - Deduct W Street Improvements	1	ls	\$ (1,425)	\$ (1,442)	-0.01%	\$ (0.02)	Crum & Marshall	
DIV 8		Doors & Windows							\$ 2,420,152	\$ 28.82
08B		Curtainwall, Storefronts & Glazing Pkg	1	ls	\$ 2,396,190	\$ 2,420,152	12.35%	\$ 28.82	Ace Glass	
DIV 9		Finishes							\$ 1,192,870	\$ 14.20
09A		Wall Assemblies Pkg	1	ls	\$ 1,182,230	\$ 1,192,870	6.09%	\$ 14.20	Midwest Drywall	
DIV 14		Elevators							\$ 406,079	\$ 4.83
14A		Elevator Pkg	1	ls	\$ 393,881	\$ 397,820	2.03%	\$ 4.74	Schindler	
14A		ALT - Children's Elev to 100 fpm	1	ls	\$ (10,139)	\$ (10,240)	-0.05%	\$ (0.12)	Schindler	
		Osha Hoistway Protection	9	stop	\$ 500	\$ 4,500	0.02%	\$ 0.05	Allowance	
		Service Elec Temp Use	4	mo	\$ 3,500	\$ 14,000	0.07%	\$ 0.17	Allowance	
DIV 21		Fire Protection							\$ 240,107	\$ 2.88
21A		Fire Suppression Pkg	1	ls	\$ 251,972	\$ 257,763	1.32%	\$ 3.07	Freedom Fire Pro	
21A		ALT - Use Sch 10 on Branch 2" and Smaller	1	ls	\$ (7,178)	\$ (7,300)	-0.04%	\$ (0.09)	Freedom Fire Pro	
21A		ALT - Use Contractor built PreAction Riser	1	ls	\$ (4,356)	\$ (4,430)	-0.02%	\$ (0.05)	Freedom Fire Pro	
21A		ALT - Use of Semi Recessed Heads at Select Locations	1	ls	\$ (5,627)	\$ (5,926)	-0.03%	\$ (0.07)	Freedom Fire Pro	
DIV 22/23		Mechanical & Plumbing							\$ 3,260,458	\$ 38.82
22A		Plumbing Pkg	1	ls	\$ 568,130	\$ 573,060	2.93%	\$ 6.82	MCC	
23A		HVAC Pkg	1	ls	\$ 2,685,790	\$ 2,712,648	13.85%	\$ 32.30	Gold	
23A		Dialkin Equipment Updated Pricing	1	ls	\$ (25,000)	\$ (25,250)	-0.13%	\$ (0.30)	Gold	
DIV 26		Electrical							\$ 4,126,921	\$ 49.14
26A		Electrical Pkg	1	ls	\$ 4,388,907	\$ 4,388,907	22.41%	\$ 52.26	BEI	
26A		Spec General Electrical Allowance	1	ls	\$ 10,000	\$ 10,000	0.05%	\$ 0.12	Allowance (BEI)	
26A		ALT #2 - Selective Site Lighting Scope	1	ls	\$ (122,298)	\$ (122,298)	-0.62%	\$ (1.46)	BEI	
26A		ALT - Alum Feeders	1	lc	\$ (40,000)	\$ (40,320)	-0.21%	\$ (0.48)	BEI	
26A		ALT - Alum Bus In SG and Windings In Xfer	1	ls	\$ (10,000)	\$ (10,080)	-0.05%	\$ (0.12)	BEI	
26A		ALT - 2" in lieu of 4" RW for Fiber bwn Data Rms	1	lc	\$ (29,500)	\$ (29,736)	-0.15%	\$ (0.35)	BEI	
26A		ALT - Omit Updated Lutron Controls in Existing	1	lc	\$ (47,000)	\$ (47,376)	-0.24%	\$ (0.56)	BEI	
26A		ALT - LV Conduit Raceways only where Required	1	ls	\$ (22,000)	\$ (22,176)	-0.11%	\$ (0.26)	BEI	
		Theatrical Lighting & Controls - PLST	-	ls	\$ -	\$ -			Not Included	
		Fire Alarm, Communications & Access Control	-	ls	\$ -	\$ -			Not Included	
		City Street Light Poles/Bases	-	ls	\$ -	\$ -			Not Included	
DIV 31		Earthwork							\$ (32,778)	\$ (0.39)
F		ALT #1 - Deduct W Street Improvements	1	ls	\$ (32,778)	\$ (32,778)	-0.17%	\$ (0.39)	Onlke	
5000		Allowances/Contingency							\$ -	\$ -
		Contingency	-	ls	\$ -	\$ -			Not Included	
									\$ -	\$ -
		Subtotal				\$ 18,169,237	92.75%	\$ 216.33		
		Overhead	4.5%	%		\$ 817,616	4.17%	\$ 9.73		
		Profit	2.5%	%		\$ 454,231	2.32%	\$ 5.41		
		Insurance - Liability	0.20%	%		\$ 38,882	0.20%	\$ 0.46		
		Insurance - Builder's Risk	0.11%	%		\$ 21,385	0.11%	\$ 0.25		
		Bonds	0.45%	%		\$ 87,485	0.45%	\$ 1.04		
		Total				\$ 19,588,836	Total	\$ 233.23		

**FPL SHELL & MEP
Bid Tabulation Sheet**

3/15/2019

Bid Package 02B - SELECTIVE DEMO					
Name	CCC	ELLINGTON			
Amount	50,000.00	124,750.00			
Addenda	4				
CMC					
Combo Bid Below					
Bid Package 03A - CONCRETE					
Name	CCC				
Amount	1,788,000.00				
Addenda	4				
ALT #1 - W St Ave Scope	-\$65,000.00				
CMC					
Combo Bid Below					
Bid Package 04A - MASONRY					
Name	C&N	DMG	MCB	WALKER	SUPERIOR
Amount	750,400.00	701,519.00	796,435.00	666,500.00	699,000.00
Addenda	4	4	4	4	4
CMC					
Bid Package 5A - Structural Steel / Misc. Metals (Supply)					
Name	DOING	UMFI			
Amount	1,879,000.00	1,558,400.00			
Addenda	4	4			
ALT #1 - Stl Ships Ladder	\$ -	-\$1,000.00			
CMC					
Bid Package 5B - Structural Steel / Misc. Metals (Install)					
Name	CCC	WILSHAR			
Amount	597,000.00	574,000.00			
Addenda	4	4			
CMC					
Combo Bid Below					
Bid Package 07A - ROOFING					
Name	FRANKLIN & SON	SCHEFFERS			
Amount	1,585,000.00	1,158,930.00			
Addenda	4	4			
CMC					
Bid Package 07E - Waterproofing and Joint Sealants					
Name	CRUM & MAR				
Amount	272,085.00				

Addenda	4				
CMC					
Bid Package 08B - CURTAINWALL STOREFRONTS & GLAZING					
Name	ACE GLASS	WON DOOR			
Amount	2,396,190.00	36,785.00			
Addenda	4	4			
CMC					
Bid Package 09A - WALL ASSEMBLIES					
Name	MIDWEST				
Amount	1,182,230.00				
Addenda	4				
CMC					
Bid Package 14A - ELEVATOR					
Name	KONE	SCHINDLER	THYSSENKRUP		
Amount	419,997.00	383,881.00	412,903.00		
Addenda	4	4	4		
CMC					
Bid Package 21A - FIRE SUPPRESSION					
Name	VSC (AR AUTO)	FREEDOM	NORTHWEST FIRE		
Amount	255,831.00	251,972.00	296,580.00		
Addenda	4	4	4		
CMC					
Bid Package 22A - PLUMBING					
Name	GOLD	JOHNSON	MOUNTAIN	MULTICRAFT	
Amount	748,500.00	749,641.00	711,500.00	568,130.00	
Addenda	4	4	4	4	
CMC					
	Combo Bid Below	Combo Bid Below	Combo Bid Below	Combo Bid Below	
Bid Package 23A - HVAC					
Name	GOLD	JOHNSON	MOUNTAIN	MULTICRAFT	
Amount	2,685,790.00	2,949,210.00	2,985,000.00	2,969,329.00	
Addenda					
ALT #1 - Trane Equipment (Does not Meet Spec)	-\$48,000.00	No Price, Did not meet Spec	No Price, Did not meet Spec	No Price, Did not meet Spec	
CMC					
	Combo Bid Below	Combo Bid Below	Combo Bid Below	Combo Bid Below	
Bid Package 26A - ELECTRICAL					
Name	BEI	FLEMING			
Amount	4,398,907.00	4,398,000.00			
Addenda					
ALT #2 - Exterior Lighting Deduct	-\$122,298.00	-\$56,000.00			
ALT #3 - Kitchen Lighting Deduct	\$0.00	-\$6,000.00			
CMC					
Combo Bid Package					
Name	CCC	GOLD	JOHNSON	MOUNTAIN	MULTICRAFT
Amount	02A,03A,05B 2,396,000.00	22A 23A 3,414,290.00	22A 23A 3,474,481.00	22A 23A 3,621,600.00	22A 23A 3,522,459.00
Addenda					
CMC					

Lowest Combination Bids

	Bid Combo 1		Bid Combo 2	
	COMPANY	BID AMOUNT	COMPANY	BID AMOUNT
02B SELECTIVE DEMO	CCC		CCC	\$50,000.00
03A CONCRETE	CCC		CCC	\$1,723,000.00
04A MASONRY	WALKER	\$666,500.00	WALKER	\$666,500.00
05A STEEL SUPPLY	UMFI	\$1,557,400.00	UMFI	\$1,557,400.00
05B STEEL INSTALLATION	CCC (Combo 02b, 03a, 05b)	\$2,331,000.00	WILSHAR	\$574,000.00
07A ROOFING	SCHEFERS	\$1,158,930.00	SCHEFERS	\$1,158,930.00
07E WATERPROOFING & JOINT SEALERS	CRUM	\$272,085.00	CRUM	\$272,085.00
08B CURTAINWALL STOREFRONTS & GLAZING	ACE	\$2,396,190.00	ACE	2,396,190.00
09A WALL ASSEMBLIES	MIDWEST	\$1,182,230.00	MIDWEST	1,182,230.00
14A ELEVATOR	SCHINDLER	\$393,881.00	SCHINDLER	\$393,881.00
21A FIRE SUPPRESSION	FREEDOM	\$251,972.00	FREEDOM	\$251,972.00
22A PLUMBING	MCC	\$568,130.00	GOLD	
23A HVAC	GOLD	\$2,685,790.00	GOLD (Combo 22a, 23a)	\$3,414,290.00
26A ELECTRICAL	BEI	\$4,276,609.00	BEI	\$4,276,609.00
Total Bid Price:	Total Bid Combo 1	\$17,740,717.00	Total Bid Combo 2	\$17,917,087.00