

**City of Fayetteville Staff Review Form**

**2022-0682**

**Legistar File ID**

**8/16/2022**

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

Quin Thompson

7/27/2022

FACILITIES MANAGEMENT (140)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Approval of Change Order #5 to Bid 19-39 with JBZ inc., for the restoration of the Woolsey Historic Farmhouse in the amount of \$148,038.00.

**Budget Impact:**

|                                       |   |
|---------------------------------------|---|
| 4470.090.8900-5400.00                 | 4470-Sales Tax Capital                  |
| Account Number                        | Fund                                    |
| 15008.1                               | Woolsey Homesterad Historic Restoration |
| Project Number                        | Project Title                           |
| <b>Budgeted Item?</b> Yes             | Current Budget \$ 310,603.00            |
|                                       | Funds Obligated \$ 140,694.80           |
|                                       | Current Balance <b>\$ 169,908.20</b>    |
| <b>Does item have a cost?</b> Yes     | Item Cost \$ 148,038.00                 |
| <b>Budget Adjustment Attached?</b> No | Budget Adjustment \$ -                  |
|                                       | Remaining Budget <b>\$ 21,870.20</b>    |

**Purchase Order Number:** 2019-00000782 **Previous Ordinance or Resolution #** 253-21 V20210527

**Change Order Number:** 5 **Approval Date:** \_\_\_\_\_

**Original Contract Number:** 2019-00000052

**Comments:**



**MEETING OF AUGUST 16, 2022**

**TO:** Mayor and City Council

**THRU:** Susan Norton, Chief of Staff  
Paul Becker, Chief Financial Officer  
Wade Abernathy, Director Bond and Construction Projects

**FROM:** Quin Thompson, Manager Facilities and Building Maintenance

**DATE:** 7/27/2022

**SUBJECT:** Approval of Change Order #5 with JBZ, Inc. for Restoration of the Woolsey Historic Farmhouse

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**RECOMMENDATION:**

Staff recommends approval of Change Order #5 with JBZ, Inc. for the restoration of the Woolsey Historic Farmhouse in the amount of \$148,038.00,

**BACKGROUND:**

This has been a multi-phased restoration contract started in late 2019. Administration with City Council approval has appropriated Capital Improvement funds each year thru 2024. To date, the house restored back to its 1850's structure with porch, siding, shingles and windows.

**DISCUSSION:**

The scope of this change order will allow interior restorations to begin to include wood trim, floors, fireplace mantels, interior doors and hardware, and exterior ramps. Future improvements will include Chimneys, pathways, gravel parking, and potato house restorations.

**BUDGET/STAFF IMPACT:**

This change order is funded by the 4470 Sales Tax Capital Improvement Fund previously approved by council in the 2022 Budget.

**Attachments:**

Change Order #5.



Ellingson Contracting  
 PO Box 7202  
 Siloam Springs, AR 72761

**CHANGE ORDER REQUEST #5**

Date: 7/1/2022  
 To: Aaron Ruby  
 Revival Architecture  
 Re: Woolsey Historic Farmhouse Renovation  
 535 S. Broyles Ave, Fayetteville, AR  
 Fayetteville, AR 72701

**Description of Proposed Change:**

PR #4 - Complete House

Scope of Work:  
 - Complete building interior, exterior ramp, and topsoil/seeding in the yards per PR #4 drawing set including sheets A-1.1, A-2.0, A-3.0, A-4.1, & A-5.1 with revisions dated 2/10/2022, and ramp details from sheet A-1.1 dated 6/28/2019.

Exclusions:  
 - ADA parking or paths.  
 - Chimney's

**Line Item Breakout**

| Description                      | Total             |
|----------------------------------|-------------------|
| General Conditions               | \$ 28,633         |
| Mezzanine Handrail & Framing     | \$ 5,431          |
| Wood Trim                        | \$ 6,592          |
| Fireplace Mantles                | \$ 10,832         |
| Shiplap Siding & Wall            | \$ 20,232         |
| Shutters                         | \$ 9,950          |
| Newel Post                       | \$ 3,358          |
| Interior Door                    | \$ 6,505          |
| Hardware Allowance               | \$ 3,600          |
| Flooring                         | \$ 16,397         |
| Exterior Ramp, Rail, and Topsoil | \$ 13,889         |
| <b>Subtotal</b>                  | <b>\$ 125,419</b> |
| Sales Tax (10%)                  | \$ 6,334          |
| Insurance (1.5%)                 | \$ 1,976          |
| Bond (2.5%)                      | \$ 3,343          |
| Fee (8%)                         | \$ 10,966         |
| <b>Lump Sum Total</b>            | <b>\$ 148,038</b> |

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

Sincerely,

Chris Hobby  
 Ellingson Contracting  
 Director of Preconstruction

**Acceptance of Change**

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