

**City of Fayetteville Staff Review Form**

**2022-1121**

**Legistar File ID**

**12/20/2022**

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

Wade Abernathy

11/29/2022

FACILITIES MANAGEMENT (140)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Approval of Change Order #9 to the CMAR contract with Flintco, LLC in the amount of \$380,381 and approve a budget adjustment. This is a 2019-Police Headquarters Bond Project.

**Budget Impact:**

Various	Various
Account Number	Fund
Various	Various
Project Number	Project Title
<b>Budgeted Item?</b> Yes	Current Budget \$ 28,690,986.00
	Funds Obligated \$ 28,213,478.84
	Current Balance <b>\$ 477,507.16</b>
<b>Does item have a cost?</b> Yes	Item Cost \$ 380,381.00
<b>Budget Adjustment Attached?</b> Yes	Budget Adjustment \$ 50,939.00
	Remaining Budget <b>\$ 148,065.16</b>

<b>Purchase Order Number:</b> 2019-839	<b>Previous Ordinance or Resolution #</b> 283-21	V20210527
<b>Change Order Number:</b> 9	<b>Approval Date:</b> 7/18/2022	
<b>Original Contract Number:</b> 2019-62		

**Comments:**



**MEETING OF DECEMBER 20, 2022**

**TO:** Mayor and City Council

**THRU:** Paul Becker, Chief Financial Officer

**FROM:** Wade Abernathy, Director Bond and Building Construction Projects

**DATE:** November 29, 2022

**SUBJECT: Change Order #9 to RFQ-19-15 Contract with Flintco, LLC. For the Police Headquarters 2019 Bond.**

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**RECOMMENDATION:**

Staff Recommend approval of Change Order #9 to the RFQ#19-05 contract with Flintco, LLC for the Police Headquarters Project in the amount of \$380,381.00 and approve a budget adjustment.

**BACKGROUND:**

- In April 2019, Fayetteville voters approved the public safety bond question 9 in the 2019 bond initiative, which included a new police headquarters, and identified \$38,801,126 for the new facilities.
- In September 2019, Resolution 202-19 authorized the approval of the Land Sale Agreement with the University of Arkansas System Division of Agriculture in the amount of \$2,590,000 for 11.50 acres with PD utilizing 10 acres and Fire utilizing 1.5 acres. The Close of the Land is ongoing.
- In September 2019, The City of Fayetteville Purchasing Division managed the RFQ process of selecting a construction manager at risk for the Police Headquarters Facilities. The request for statement of qualifications (RFQ) was advertised on 9-3-19 with a deadline of 9-26-19. Ten responses were received. Three construction management firms were short listed for interview. The selection committee chose Flintco to negotiate a CMAR contract for the Police Headquarters.
- In December 2019, Resolution 282-19 authorized the approval of a Construction Manager at Risk contract with Flintco Construction and included pre-construction services.
- In January of this year, resolution 37-21 was approved for the Earthwork package for the police headquarters and Fire Station 8.

Over the past 2 years, there have been resolutions approving several bid packages and the Deane and Porter Road Construction.

**DISCUSSION:**

With the construction nearing completion, this is a reconcile change order to close out the project. It includes several added back items that were omitted earlier during the value engineering process. Including Completing the AV system for Dispatch, Upgrading the ceiling panel in the range for better sound attenuation, painting that ceiling, concrete at courtyard, asphalt paving, and badges and mission statement at the staff area.

**BUDGET/STAFF IMPACT:**

Interest from the Bond proceeds and unencumbered project funds will be allocated for this change order.

**1010 - General**

**39024.7900.8040 - Police Headquarters Building, Construction**

1010.200.2920-5804.00 - Building Costs 153,553.00

**4470 - Sales Tax Capital Improvement**

**02047.7900.8040 - Police Headquarters Building, Construction**

4470.200.8200-5804.00 - Building Costs 81,913.00

**18013.7900 - Police HQ - Dispatch Furniture**

4470.200.8200-5804.00 - Building Costs 44,813.00

**4609 - Police Projects 2019 Bonds**

**46090.7900.8040 - Police Headquarters Building, Construction**

4609.860.7900-5804.00 - Building Costs 100,102.00

380,381.00

**Attachments:**

Change Order #9

# AIA<sup>®</sup> Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*  
 Fayetteville Police Headquarters  
 1800 N. Porter Rd  
 Fayetteville Arkansas 72703

**CONTRACT INFORMATION:**  
 Contract For: General Construction  
 Date: December 03, 2019

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 9  
 Date: December 1<sup>st</sup>, 2022

**OWNER:** *(Name and address)*  
 City of Fayetteville  
 113 West Mountain Street  
 Fayetteville, AR 72701

**ARCHITECT:** *(Name and address)*  
 BRINKLEY SARGENT WIGINTON  
 ARCHITECT  
 5000 Quorum, Suite 600  
 Dallas, Texas 74254

**CONTRACTOR:** *(Name and address)*  
 Flintco, LLC  
 184 E. Fanitnel Dr.  
 Springdale, AR 72762

**THE CONTRACT IS CHANGED AS FOLLOWS:**

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

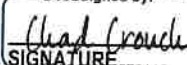
Includes additional scopes of work as shown in the attached Exhibit A - Change Order Itemization.

Date	Description
12/1/22	Exhibit A - Change Order Itemization

The original Guaranteed Maximum Price was	\$ 82,500.00
The net change by previously authorized Change Orders	\$ 39,334,518.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 39,417,018.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 380,381.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 39,797,399.00

The Contract Time will be increased by Zero (0) days.  
 The new date of Substantial Completion will be NA

**NOTE:** This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, 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.

_____	City of Fayetteville
CONTRACTOR <i>(Firm name)</i>	OWNER <i>(Firm name)</i>
	_____
SIGNATURE	SIGNATURE
Chad Crouch / Project Director	_____
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
12/1/2022   12:24 PM CST	_____
DATE	DATE



FAYETTEVILLE POLICE HEADQUARTERS

GROUP	DESCRIPTION	BUILDING PACKAGE
080000	PCO 64 - Overhead Door Light Curtains ILO Photoeyes	1,625.00
090000	PCO 65 - PR #17; Ceiling Changes	518.00
230000	PCO 66 - Dryer Vent Sizing (RFI #253)	3,120.62
130000	PCO 70 - Range Baffle Ceiling Change to Troy Board, Paint by Owner	52,222.90
090000	PCO 72 - Raise Ceilings in Range (RFI #289)	1,477.00
090000	PCO 74 - PR #18, Option #2; Wall Extention to Deck in Range Building	6,825.00
260000	PCO 75 - Dispatch Clock	3,061.30
260000	PCO 79 - Sixteen (16) S-17 Light Pole Bases	16,015.00
090000	PCO 80 - Remove Furrount from Asset Buildings	(17,733.00)
220000	PCO 81 - Add Drain Pans, Drain Lines, & Water Supply to (2) CRAC Units	11,880.00
080000	PCO 82 - Tint for South Dispatch Windows	264.00
270000	PCO 83 - Additinoal Data Drops in 1011	2,291.95
090000	PCO 84 - Locker Room 1518 Wall Extension	1,079.00
090000	PCO 85 - Paint Ceiling Troy Board in Range	23,552.00
320000	PCO 88 - Asphalt South of Asset Building #1 (Gravel Fueling Station Area)	27,766.00
270000	PCO 89 - Temporary Cell Dialer	1,006.25
090000	PCO 90 - Remove VWC1 Wall Covering from Scope of Work	(1,980.00)
230000	PCO 91 - Removal of CRAC Unit Drain Pans	(4,600.00)
270000	PCO 92 - Access Cable Pull Through Door Frames	2,992.00
280000	PCO 93 - AV System for South Area of Dispatch	44,777.86
260000	PCO 94 - Removal of Electrical Power from Dispatch Wall Clocks	(1,973.40)
100000	PCO 95 - PR #19; Mission Statement Wall	12,322.82
030000	PCO 96 - Replacement of NW Parking Curb with Modified Ribbon Curb	1,481.00
040000	PCO 97 - Skim Coat CMU Walls at Staff Entry and NW Gate	14,040.00
230000	PCO 98 - PR #20, Option #1; 24"x24" Transfer Opening in 1902	1,750.00
090000	PCO 101 - Sheetrock Above Staff Entrance Lockers (RFI #317)	1,822.00
100000	PCO 102 - Monument Sign Fascia Change	10,830.13
		\$ 216,433.43

ALLOWANCES		
CM Contingency		(58,435.75)
Owner Contingency		195,248.00
GENERAL INSURANCE	0.6%	2,171.00
BUILDER'S RISK	0.18%	635.90
SDI	1.25%	4,415.60
Bonds	1.0%	3,532.50
CONSTRUCTION MANAGEMENT FEE		\$ 16,380.32

CO #09 \$ 380,381.00