



**MEETING OF MARCH 7, 2023**

**TO:** Mayor Jordan and City Council

**THRU:** Waylon Abernathy, Bond Projects & Construction Dir  
Paul Becker, Chief Financial Officer

**FROM:** Quin Thompson, Facilities & Bldg Maint Manager

**DATE:**

**SUBJECT:** Approval of Change Order #6 with JBZ, Inc. dba Ellingson Contracting for Restoration of the Woolsey Historic Farmhouse.

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**RECOMMENDATION:**

Staff recommends approval of change order #6 to the contract with JBZ, Inc, DBA Ellingson Contracting in the amount of **\$156,812** for restoration of two stone chimneys, and a project contingency of \$20,000.

**BACKGROUND:**

This is an ongoing multi-phased restoration contract started in late 2019. Administration, with City Council approval, has appropriated Capital Improvement Funds each year through 2024. To date, the house has been restored to the original 1850's structure, with porch, siding, shingles, doors, and windows. Work is currently underway on the interior finishes of the house.

**DISCUSSION:**

The scope of this change order will allow restoration of two dressed stone chimneys. Future improvements will include pathways, gravel parking, and restoration of the Potato House.

**BUDGET/STAFF IMPACT:**

This change order is funded through 4470 Sales Tax Capital Improvement Fund previously approved by Council in the 2023 Budget.

**ATTACHMENTS:** CO6 Woolsey Restoration, 2023-414 SRF Woolsey CO6

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Mailing address:

113 W. Mountain Street  
Fayetteville, AR 72701

[www.fayetteville-ar.gov](http://www.fayetteville-ar.gov)



# City of Fayetteville, Arkansas

113 West Mountain Street  
Fayetteville, AR 72701  
(479) 575-8323

## Legislation Text

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**File #:** 2023-414

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**Approval of Change Order #6 with JBZ, Inc. dba Ellingson Contracting for Restoration of the Woolsey Historic Farmhouse.**

A RESOLUTION TO APPROVE CHANGE ORDER NO. 6 TO THE CONTRACT WITH JBZ, INC. D/B/A ELLINGSON CONTRACTING IN THE AMOUNT OF \$156,812.00 FOR ADDITIONAL CONSTRUCTION ASSOCIATED WITH THE WOOLSEY FARMSTEAD RESTORATION PROJECT, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$20,000.00

**WHEREAS**, on November 5, 2019, the City Council passed Resolution 245-19 to approve a contract with JBZ, Inc. d/b/a Ellingson Contracting for Phase 1 of the restoration and reconstruction of the Woolsey Farmstead; and

**WHEREAS**, Change Order No. 6 authorizes the restoration of two stone chimneys.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:**

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby authorizes Mayor Jordan to sign Change Order No. 6 to the contract with JBZ, Inc. d/b/a Ellingson Contracting in the amount of \$156,812.00 for restoration work associated with the Woolsey Farmstead Restoration Project, and further approves a project contingency in the amount of \$20,000.00.

# REVIVAL ARCHITECTURE

P.O. Box 400 Scott, AR 72142  
501.951.3316  
www.revivalarch.com

## CHANGE ORDER

**PROJECT:**

A Restoration of the Historic  
Woolsey Farmstead

**FROM ARCHITECT:**

Revival Architecture, Inc.  
301 Main St. Suite 203  
N. Little Rock, AR 72114

**CHANGE ORDER NO: 5****ISSUE DATE:** July 26, 2022**OWNER:**

City of Fayetteville  
113 W. Mountain St.  
Fayetteville, AR 72701

**TO CONTRACTOR:**

Ellingson Contracting  
108 E. University St.  
Siloam Springs, AR 72761

**CONTRACT DATE:** Oct. 16, 2019

**This Change Order is not valid until signed by the Architect, Contractor & Owner**

**DESCRIPTION:** *The Contract is changed as follows:*

1. *ADD to contract the construction of two stone chimneys (as detailed and described on PR#4 dated 2/11/22), including necessary project management and coordination. Custom fit siding and flooring as necessary to accommodate integration into existing construction.*

The original Contract Sum was	\$ <u>329,299.00</u>
The net change by previously authorized Change Orders	\$ <u>415,182.00</u>
The Contract Sum prior to this Change Order was	\$ <u>744,481.00</u>
The Contract Sum will be <b>Increased</b> / <del>Decreased</del> by this Change Order in the amount of	\$ <b>156,812.00</b>
<b>The new Contract Sum including this Change Order will be</b>	\$ <b>901,293.00</b>

The Contract Time will be **Increased** / ~~Decreased~~ / ~~Unchanged~~ by **365 days**.

The date of Substantial Completion as of the date of this Change Order therefore is: May 1, 2024

**ATTACHMENTS:** Change Order Request #6 dated 1/11/23

Revival Architecture, Inc.  
ARCHITECT (*firm name*)

Ellingson Contracting  
CONTRACTOR (*firm name*)

City of Fayetteville  
OWNER (*firm name*)

PO Box 400  
Scott, AR 72142

PO Box 7202  
Siloam Springs, AR 72761

113 West Mountain St.  
Fayetteville, AR 72701

BY (*signature*)

BY (*signature*)

BY (*signature*)

Aaron C. Ruby, AIA, Owner

Mr. David Ellingson, Owner

### CHANGE ORDER REQUEST #6 - PR #4

To: Quin Thompson  
City of Fayetteville

RE: Woolsey Historic Farmhouse Renovation  
535 S. Broyles Ave  
Fayetteville, AR 72701

c/o: Aaron Ruby  
Revival Architecture

#### Chimney Scope of Work Included in PR #4

General Conditions: Two weeks of project management, four weeks of supervision, and equipment. Two months of temporary electric, toilet, and water. One week of skid steer and trailer rental for clean up. One 30 CY dumpster pull.

Chimneys: Rebuild 2 fireplaces reusing onsite stone and supplying new stone approved by Owner. Install cast iron dampers in each fireplace. Provide and install 13" x 13" clay flue tile wrapped with concrete block. Provide any flashings needed to provide a waterproof installation.

- Siding and Flooring: Custom fit existing siding and flooring to new stone chimneys and stone hearth. Includes manlift rental.

Subcontractors: Bids were received from two qualified masons. Strong Masonry can start immediately, but will require a price increase of \$2,940.00 if he is not under contract by February 1st. Square One masonry can start on April 1st but is requesting a deposit of \$32,595.00 due 14 days prior to commencement of work.

Schedule: 8 to 10 weeks after materials are approved and on site.

Contract time to be increased by 365 days for continuation of contract to May 1st, 2024.

Exclusions:

- ADA parking or paths

#### Line Item Breakout

Description	Material	Labor	Equipment	Subcontractor	Total
General Conditions	\$ 800	\$ 14,960	\$ 5,340	\$ -	\$ 21,100
Chimneys	\$ -	\$ -	\$ -	\$ 108,650	\$ 108,650
Siding and Flooring	\$ 440	\$ 6,656	\$ 1,890	\$ -	\$ 8,986
<b>Subtotal</b>	<b>\$ 1,240</b>	<b>\$ 21,616</b>	<b>\$ 7,230</b>		<b>\$ 138,736</b>
Sales Tax (9.75%)	\$ 121.00		\$ 705.00		\$ 826
General Liability Insurance (1.5%)					\$ 2,093
Performance and Payment Bonds (2.5%)					\$ 3,541
Fee (8%)					\$ 11,616
<b>Lump Sum Total</b>					<b>\$ 156,812</b>

#### Summary

The original contract sum was					\$ 329,299
The net change by previously authorized change orders					\$ 415,182
Contract sum prior to this change order request					\$ 744,481
<b>Proposed new contract sum including this change order request</b>					<b>\$ 901,293</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 \_\_\_\_\_

**City of Fayetteville Staff Review Form**

**2023-414**

**Item ID**

**2/21/2023**

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

Quin Thompson

2/3/2023

FACILITIES MANAGEMENT (140)

**Submitted By**

**Submitted Date**

**Division / Department**

**Action Recommendation:**

Staff recommends approval of Change Order No. 6 to the Contract with JBZ, Inc D/B/A Ellingson Contracting in the amount of \$156,812.00 for additional construction associated with the Woolsey Farmstead Restoration Project, and a project contingency of \$20,000.

**Budget Impact:**

4470.090.8900-5315.00

4470-Sales Tax Capital

Account Number

Fund

15008.1

Woolsey Homestead Historic Restoration

Project Number

Project Title

**Budgeted Item?** Yes

Total Amended Budget

\$ 430,514.00

Expenses (Actual+Encum)

\$ 159,881.41

Available Budget

**\$ 270,632.59**

**Does item have a direct cost?** Yes

Item Cost

\$ 156,812.00

**Is a Budget Adjustment attached?** No

Budget Adjustment

\$ -

Remaining Budget

**\$ 113,820.59**

V20221130

**Purchase Order Number:** 2019-782

**Previous Ordinance or Resolution #** 184-22

**Change Order Number:** 6

**Approval Date:** 8/16/2022

**Original Contract Number:** 2019-52

**Comments:**