



STAFF REPORT

DATE: November 21, 2023

CONSENT

AGENDA ITEM: City Center-Public Works Addition Change Order #3

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

At the November 3, 2021 meeting, Council awarded bids for the new city center and public works addition. Also established at that time was Guaranteed Maximum Price (GMP) with H+U for construction costs. The GMP was \$13,402,788.

At the July 5, 2022 meeting, the city council approved change orders for the motor power clarifications (\$109,862) and public works revisions (\$122,789). That approval did not include increasing the GMP for H+U at the time as it was unknown which contingency would be needed to cover these costs.

ISSUE BEFORE COUNCIL:

Should Council approve Change Order #3 for the City Center Public Works Addition Project and increase H+U's GMP by \$232,651?

PROPOSAL:

A copy of the proposed change order is included in your packet. This change order doesn't increase the project costs but rather allocates additional resources in the budget from city contingency to H+U's GMP for increases the council already approved in July 2022.

FISCAL IMPACT:

With this pay request, the project remains within the overall budget of \$15,727,941 by reducing the city's contingency and increasing H+U's GMP by an equal amount.

OPTION:

- 1) Approve Change Order #3
- 2) Don't approve Change Order #3

RECOMMENDATION:

If removed from the consent agenda:

"Motion to approve Change Order #3 for the New City Center and Public Works Addition."

ATTACHMENTS:

- Change Order #3

DRAFT

AIA® Document G701™ - 2017

Change Order

PROJECT: *(Name and address)*

Lake Elmo City Center & Public Works
3880 Laverne Ave North
Lake Elmo, MN 55042

CONTRACT INFORMATION:

Contract For: General Construction
Date: October 25, 2021

CHANGE ORDER INFORMATION:

Change Order Number: 003
Date: November 13, 2023

OWNER: *(Name and address)*

City of Lake Elmo
3800 Laverne Ave N
Lake Elmo, MN 55402

ARCHITECT: *(Name and address)*

Leo A Daly
730 Second Ave South, Suite 1300
Minneapolis, MN 55402

CONTRACTOR: *(Name and address)*

H + U Construction
5555 W 78th Street, Suite A
Minneapolis, MN 55439

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.)

Revisions previously approved by Lake Elmo City Council for the scopes of work related to ASI-12R Motor Power Clarifications in the amount of \$109,862 and PR-12R Public Works Revisions in the amount of \$122,789 represent value added work not originally included in the GMP or the GMP's construction contingency. These revisions require the use of project contingency funds which require a change order to the GMP to cover the additional scope of work.

The original Guaranteed Maximum Price was

The net change by previously authorized Change Orders

The Guaranteed Maximum Price prior to this Change Order was

The Guaranteed Maximum Price will be increased by this Change Order in the amount of

The new Guaranteed Maximum Price including this Change Order will be

| | |
|----|---------------|
| \$ | 13,402,788.00 |
| \$ | 0.00 |
| \$ | 13,402,788.00 |
| \$ | 232,651.00 |
| \$ | 13,635,439.00 |

The Contract Time will be increased by ninety-eight (98) days.

The new date of Substantial Completion will be July 7, 2023 for the portion of the project related to the Lake Elmo City Center Project only excluding the exterior wood trim scope of work, the southwest stormwater basin system, the exterior landscaping and the exterior landscaping planters.

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.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Leo A Daly

ARCHITECT *(Firm name)*

H + U Construction

CONTRACTOR *(Firm name)*

City of Lake Elmo

OWNER *(Firm name)*

SIGNATURE

Todd LaVold, PM

PRINTED NAME AND TITLE

11/13/2023

DATE

SIGNATURE

Joe Ullhorn, Partner

PRINTED NAME AND TITLE

DATE

SIGNATURE

Kristina Handt, City Administrator

PRINTED NAME AND TITLE

DATE