

Facility and Support Services

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(563) 326-8738 Voice (563) 328-3245 Fax



January 29, 2008

To: C. Ray Wierson
County Administrator

From: Dave Donovan, Director
Facility and Support Services

Subj: Change Orders #1 & 2 for County Attorney / Court Administration Renovation

I am in receipt of Change Orders #1 & 2 for the Courthouse second floor renovation project. As you may recall, this project is a single contract with Tricon Construction Group as the general contractor. These Change Orders were compiled by Larrison and Associates, reflecting activity on this contract during the past several months. All costs are based on contractor actual costs and pre-determined unit costs with input from the project Architect and Engineering team as well as the Owner's Representative.

The total cost of the items in Change Order #1 is \$21,142.40. This amount is from several items including:

- Changes to ceilings and items above ceilings to maintain reasonable ceiling heights in several locations;
- New ceiling grid in the main corridor in lieu of reusing the existing;
- Additional stud and drywall to compensate for hidden conditions in several locations;
- Changes to the flooring type in two rooms;
- Credits for changes to door glass and the deletion of some HVAC sensors that we will not require.

As you may recall, this contract carries a contingency amount of \$30,000 within the contract. This amount was designed to handle changes and unforeseen expenses. All items in Change Order #1 would come from in-contract contingency resulting in no change to the contract.

The total cost of the single item in Change Order #2 is \$13,950.95. This amount is from one change item:

- The addition of air flow monitoring stations to allow the HVAC control system to better maintain positive building pressure;

Change Order #2 will deplete the remaining \$8,857.60 in contract contingency and increase the overall contract with Tricon Construction Group by \$5,093.35. I have attached both Change Orders to this memo for your reference and review. I will be available at the next Committee of the Whole meeting to answer any questions you or the Board may have.

Cc: Tammy Speidel

CHANGE ORDER

AIA DOCUMENT G701

OWNER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT: SCOTT COUNTY
 (name, address) Court House Phase IV
 Remodeling

CHANGE ORDER NUMBER: One (1)
 DATE: January 14, 2008

TO CONTRACTOR:
 (name, address)

TRICON CONSTRUCTION
 2245 Kerper Blvd., Suite 2
 Dubuque, IA 52001

ARCHITECT'S PROJECT NO: 10516
 CONTRACT DATE: April 20, 2007
 CONTRACT FOR: All construction

The Contract is changed as follows:

See attached items.

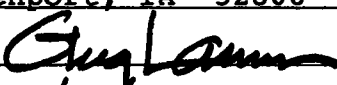
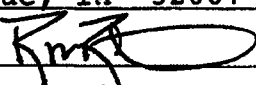
Contingency Amount.....	\$30,000.00
Minus Change Order #1 Items.....	-\$21,142.40
<hr/>	
Remaining Contingency Amount.....	\$8,857.60

Not valid until signed by the Owner, Architect and Contractor.

The original (Contract Sum) (~~Guaranteed Maximum Price~~) was \$ 1,067,400.
 Net change by previously authorized Change Orders \$ 0.
 The (Contract Sum) (~~Guaranteed Maximum Price~~) prior to this Change Order was \$ 1,067,400.
 The (Contract Sum) (~~Guaranteed Maximum Price~~) will be (increased) (decreased)
 (unchanged) by this Change Order in the amount of \$ 0
 The new (Contract Sum) (~~Guaranteed Maximum Price~~) including this Change Order will be .. \$ 1,067,400

The Contract Time will be (increased) (decreased) (unchanged) by (0) days.
 The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

LARRISON & ASSOCIATES	TRICON CONSTRUCTION	SCOTT COUNTY
ARCHITECT	CONTRACTOR	OWNER
3933 Marquette Street	2245 Kerper Blvd.	400 W. Fourth Street
Address	Address	Address
Davenport, IA 52806	Dubuque, IA 52001	Davenport, IA 52801
BY 	BY 	BY _____
DATE 1/25/08	DATE 1.22.08	DATE _____

TriCon
 COR #

1.	Cost to remove and rewire existing lighting and switches for Occupied Space (Clerk's Office, 2nd Floor).	ADD	\$925.65
2.	Fabricate & install ductwork to make changes to existing ductwork in order to accommodate a 9'66" ceiling or lower if called out by the Architect.	ADD	\$1,304.88
3.	Frame, rock, & tape 12' of wall in Room #138. Add \$392.70 Frame, rock, and tape soffit to accommodate ceiling height in north end between Room #118 and Clerk Area. Add \$532.95	ADD	\$925.65
4.	Relocate one floor box (FB/1) from Room 134 to Room 158.	ADD	\$722.57
5.	Take airflow measurements on VAV's and diffusers before replacing AHU-2 with new unit. Once new unit is in place and running, rebalance to original airflows. Add \$1,346.40	Rejected	
6.	Delete (8) can lights and add fixture F13 and add (2) 4' lengths to fixture F3 as indicated on ASI-1 drawing in room Attorney 144. Ceiling height is to remain at 9'-6" AFF.	ADD	\$3,024.91
7.	Add (7) electric strikes and prep 6 hollow metal frames to accept electric strikes. Add \$3,918.02		
7.R	Add (7) electric strikes and prep 6 hollow metal frames to accept electric strikes. Add \$3,492. Add electric strike to opening 158A. Add \$ 330. Modify hollow metal frame for electric strike. Add \$ 230. O & H and Bond Add \$ 701.	ADD	\$4,753.00
9.	Connect flexible ductwork from AHU-1 to AHU-2 to provide temporary cooling. Remove flexible ductwork & patch & seal openings. Add \$5,636.93	Rejected	
10.	Custom fabricate elevator ladder. (No elevator in project) \$201.96	Rejected	
12.	Eliminate the 2" drain line back to the riser room and run it to the sump pump in the sub basement.	CREDIT	(\$635.21)
13.	Install a control valve on the 1st and 3rd Floor for future expansion.	ADD	\$698.75
14.	Doors added require rough in boxes, conduit and flex to doorstrike and card access reader. Doors 117, 121, 122, 123, 136, 145, 146 and 158.	ADD	\$561.00

SCOTT COUNTY COURT HOUSE
 TRICON CONSTRUCTION
 Change Order #1 Items

15.	Install new 2 x 2 acoustical grid-only system in the existing corridors (acoustical tile already included in original bid).	ADD	\$6,075.63
16.	Demo and reframe plumbing walls in Men's and Women's Bathroom.	ADD	\$1,183.71
17.	Additional F7 light fixtures need as fixtures are not 4' as shown on blueprints. 1) South Hallway. 4 additional fixtures, a circuit and a relay. Add \$1,088.83 2) East Hallway: 1 additional fixture. Add \$ 153.51 3) Main Hallway: 7 additional fixtures. Add \$1,032.90 4) North Hallway: 1 additional fixture. Add \$ 153.51	ADD	\$2,428.75
18R.	Additional plumbing work for the Installation of 17 steam trap units.	ADD	\$2,984.52
19.	Rework installed ceiling grid to accommodate lineal diffusers in the rooms on the south side of the building.	ADD	\$987.36
20.	Glass change at frame types B, C & D to 1/4" clear tempered glass in lieu of 1/4" decorative glass. The glass in door type 3 will remain as 1/4" decorative glass (tempered) as specified. (Credit \$9,549 + bond credit)	CREDIT	(\$9,739.98)
21.	Deduct for not installing the outdoor air flow sensors because they are no longer needed. (Verbal request from Mark Blackwood.)	CREDIT	(\$663.00)
22.	Supply and install Armstrong Perspectives in Rooms #124 & 125. Add \$2,187.90	Rejected	
22RR	Revised Cost to supply & install Armstrong Perspectives in Rms.#124 & 125.	ADD	\$1,537.14
23.	Tear down north wall in Room #153 and install new drywall. New 2 x 2 ceiling tile in 1st and 2nd floor west entry. Frame and drywall heating units in Rooms #150, #151, & #152.	ADD	\$2,470.64
25.	Drywall, patch and tape, and patch and install wallcovering in Rooms 102-113 where the walls at the heater units had to be opened up after wallcovering had been installed.	ADD	\$1,597.73
26.	Add four (4) exit lights on the north side per Fire Marshall.	ADD	\$953.70
27.	Install vinyl base as directed in lieu of wood base.		(\$955.00)
TOTAL OF CHANGE ORDER #1 ITEMS.....		ADD	\$21,142.40

CHANGE ORDER

AIA DOCUMENT G701

OWNER
 ARCHITECT
 CONTRACTOR
 FIELD
 OTHER

PROJECT: SCOTT COUNTY
 (name, address) Court House Phase IV
 Remodeling

CHANGE ORDER NUMBER: Two (2)
 DATE: January 18, 2008
 ARCHITECT'S PROJECT NO: 10516
 CONTRACT DATE: April 20, 2007
 CONTRACT FOR: All construction

TO CONTRACTOR:
 (name, address)
 TRICON CONSTRUCTION
 2245 Kerper Blvd., Suite 2
 Dubuque, IA 52001

The Contract is changed as follows:

See attached items.

Change Order #2 Items.....	\$13,950.95
Minus Remaining Contingency Amount.....	(\$8,857.60)
Change Order #2 Amount.....ADD	\$5,093.35

Not valid until signed by the Owner, Architect and Contractor.

The original (Contract Sum) (~~Guaranteed Maximum Price~~) was \$ 1,067,400.
 Net change by previously authorized Change Orders \$ 0.
 The (Contract Sum) (~~Guaranteed Maximum Price~~) prior to this Change Order was \$ 1,067,400.
 The (Contract Sum) (~~Guaranteed Maximum Price~~) will be (increased) (~~decreased~~)
 (unchanged) by this Change Order in the amount of \$ 5,093.35
 The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be .. \$ 1,072,493.35


The Contract Time will be (increased) (decreased) (unchanged) by (0) days.
 The date of Substantial Completion as of the date of this Change Order therefore is


NOTE: This summary does not reflect changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive.

LARRISON & ASSOCIATES
 ARCHITECT
 3933 Marquette Street
 Address
 Davenport, IA 52806

TRICON CONSTRUCTION
 CONTRACTOR
 2245 Kerper Blvd, Ste.2
 Address
 Dubuque, IA 52001

SCOTT COUNTY
 OWNER
 400 W. Fourth Street
 Address
 Davenport, IA 52801

BY 
 DATE 1/25/08

BY 
 DATE 1-22-08

BY _____
 DATE _____

TriCon
COR #

11. Add airflow stations to supply and return air ductwork on both air handling units. **ADD \$13,950.95**
Provide control wiring and programming to each station.

TOTAL OF CHANGE ORDER #2 ITEMS..... ADD \$13,950.95