



MEMO

To: Gregg Mandsager, City Administrator

From: Melanie Alexander, Art Center Director

Date: February 27, 2017

Re: Muscatine Art Center HVAC Replacement & Windows Improvement
Authorization for Change Order #3 – Miscellaneous Change Authorization Requests

Introduction:

Since July 20, 2016, the time of the last Change Order for the Muscatine Art Center's HVAC project, A & J Associates has presented 13 additional Change Authorization Requests (CARs) from Crawford Company to City of Muscatine staff. Of these requests, only two have additional costs to the City. CAR #19 – install ground rods in the historic Musser Home – adds \$2,046 to the project. CAR #26 – cost difference between a non-operable door/panel in lieu of brick to the Carriage House – adds \$2,697.70. Additional CARs at no cost to the City are recommended by City of Muscatine staff. Other proposed CARs have been rejected. The total cost for Change Order #3 is \$4,743.70.

Details:

CAR # 18 – Rejected: Provide and install track light in Musser House. Project awarded to another contractor.

CAR #19 – Recommended: Install ground rods outside of mechanical room in Musser House. Additional cost of \$2,046.

CAR #20 – Rejected: Install (3) 4' strip fixtures and 1 single pole switch in Musser Boiler Room. Project to be completed by City staff.

CAR #21 – Rejected: Demo and remove existing cast iron sewer in basement of Carriage House. Project completed by City staff.

CAR #22 – Recommended: Relocate existing electric water heater and lighting in Stanley Gallery Mechanical Room. No additional cost to the City.

CAR #23 – Rejected: Install new track lighting in stairs of Linkage. Project to be completed by another contractor.

CAR #24 – Recommended: Installation of 2' x 2' ceiling tiles in vestibule in lieu of plaster ceiling with access panel as specified. No additional cost to the City.

CAR #25 – Recommended: Demo and install new acoustical ceiling tiles in 4 offices in the Linkage. No additional cost to the City.

CAR #26 – Recommended: Provide a non-operable door/panel with HM frame in lieu of brick as specified in the Carriage House. This door will provide access to AHU-5. Cost difference of \$2,697.70.

CAR #27 – N/A

CAR #28 – N/A

CAR #29 – Recommended: Provide additional wiring for 220V outside receptacle including installation of 2 pole breaker at panel H in Musser House. No additional cost to the City.

CAR #30 – Recommended: Relocate large junction box in basement mechanical room of Stanley Gallery, and install new junction box and re-connect existing parking lot lights fed through wall. Discovered when demo was performed on AHU-3. No additional cost to the City.

CAR #31 – Recommended: Provide additional wiring for added condensate pump in closet of reference library and re-feed damaged circuit to existing receptacles. No additional cost to the City.

CAR #32 – Recommended: Provide labor and material to demo and relocate existing lighting in linkage office, old IT closet, linkage hallway, and lower level mechanical room in Stanley Gallery. This is to accommodate installation of new HVAC equipment, ductwork, and mechanical piping. No additional cost to the City.

Recommendation:

It is staff's recommendation that a Change Order be made to the Crawford Company contract in the amount of \$4,743.70 and the following CARs are approved: CAR#19, CAR#22, CAR#24, CAR#25, CAR#26, CAR#29, CAR#30, CAR#31, and CAR#32.

Please include this item on the agenda for the March 2, 2017 Council meeting. Please contact me if you have any questions or need additional information.

Attachments:

1. Summary of Change Authorization Requests as submitted by A & J Associates
2. Spreadsheet of Change Authorization Requests as submitted by A & J Associates

CAR NUMBER	CAR SUMMARY
CAR-1	Revision of geothermal vault to use a smaller vault with a horseshoe shaped geothermal loop header. Smaller vault results in a \$9,080 deduct.
CAR-2	Delete three variable refrigerant flow (VRF) system unit ventilators (UV) that were indicated for public spaces in the Musser House. The manufacturer's standard unit cover was <u>not</u> historically relevant. The metal guards used for existing radiators were <u>not</u> reproducible for these three units so they were deleted. Deletion results in a \$8,315 deduct
CAR-3	Shift the geothermal vault location to the north end of the header trench to shorten main piping to the Musser House. This results in a \$250 deduct.
CAR-4	Upgrading electrical load center by reducing the number of transformer taps and replacing with two new 42 circuit breaker panels. CAR-4 is a time & material (T&M) not to exceed \$16,428, which is to be applied against the \$15,000 allowance in the contract for making electrical repairs.
CAR-5	Repair and upgrading electrical items on the list prepared by A&J. Listing generally reflects items pointed out by previous electrical reviewers. CAR-5 is a time & material (T&M) not to exceed \$23,704.05. CAR-5 will result in a contract change order as it exceeds the \$15,000 contract allowance.
CAR-6	Demo existing wood header & backer for storefront. Install new treated header and back to match. Install new clad cap flashing upon completion. Patch & repair drywall/plaster ceiling in LINKAGE, paint to match.
CAR-7	Remove existing EPDM Roof, furnish and install 1/2" secure shield HD over insulation, install fully adhered roof system with 0.060 reinforced EPDM. Furnish single ply flashing at perimeter for LINKAGE only.
CAR-8	100% cleaning of all brick and stone surfaces for Music Room by pressure washing. Approx 15% tuckpointing on all major joints using Historical Mortar to match existing color and texture. Seal caulking in joints with Dymonic FC Urethane. Seal surfaces with Prosooco Weather Seal after tuckpointing complete.
CAR-9	Ceiling repairs to MUSIC ROOM due to water damage. Replace and match existing tongue panels, stain and finish. DO NOT PROCEED WITH CAR-9 WITHOUT ACCEPTING CAR-12 (MUSIC ROOM roof repair).
CAR-10	Remove existing EPDM Roof, furnish and install 1/2" secure shield HD over insulation, install fully adhered roof system with 0.060 reinforced EPDM. Furnish single ply flashing at perimeter for STANLEY GALLERY only.
CAR-11	Remove existing EPDM Roof, furnish and install 1/2" Dens Dcc Cemont Board, install fully adhered TPO single ply poly roofing system with heat weld seams. Furnish single ply flashing at perimeter for REFERENCE LIBRARY (Musser House) only.
CAR-12	Music room roof repair. Rejected by City of Muscatine
CAR-13	Credit for returned permit fees by The City of Muscatine
CAR-14	Replace existing panel feeder between electrical room on lower level Stanley Gallery and the new panel C located on the lower level Carriage House.
CAR-15	Replace existing Organ Blower Motor controller and associated wiring.
CAR-16	Add two new Variable Refrigerant Flow unit ventilators to attic space of Musser House for cooling/dehumidification of space.
CAR-17	Provide and install (2) 2" conduit from Link Area office to Kiln Room in Carriage House. Provide and install (4) CAT 6 cables and future pull string as required in 1 conduit, second will be a spare. This will service relocated CPU and final hook ups to be by City of Muscatine IT Dept.
CAR-18	Provide and install approximately 1072 feet of track lighting as per drawing E11 and install 208 Nicor Par 20 lamp fixtures with LED lighting. Rejected by A&J.
CAR-19	Install ground rods outside of mechanical room in Musser Building. Install (4) 3/4x10' ground rods in to attain less than 25 ohms of resistance. Install conduit as needed to protect the #2 CU ground wire. Additional electrical work required.
CAR-20	Install (3) 4' strip fixtures and 1 single pole switch in the Musser Boiler Room. Requested by the MAC staff.

CAR-21	Demo and remove existing Cast Iron Sewer in basement of Carriage House. Provide new 4" PVC pipe and fittings. Rejected by Muscatine.
CAR-22	Relocate existing electric water heater and lighting in Stanley Gallery Mechanical Room to accommodate new equipment. Relocate conduit in wall for new door penetration in Stanley Gallery Mechanical Room. No cost change to Muscatine.
CAR-23	Install new track lighting in Stairs per new drawing E12 (to include 12 LED bulbs)
CAR-24	Cost difference to install 2x2' grid tile ceiling in vestibule in lieu of plaster ceiling with access panel as specified.
CAR-25	Provide labor and material to demo existing ceiling tiles and install new accoustical ceiling tiles 2X4 in 4 offices of Linkage.
CAR-26	Cost difference to provide a non-operable door/panel with HM frame in lieu of brick as specified. This work in the Carriage House and for future access to AHU-5
CAR-27	
CAR-29	Provide additional wiring for 220V outside recepticle including installation of 2 pole breaker at panel H in Musser House.
CAR-30	Relocate large junction box in basement mechanical room of Stanley Gallery, and install new junction box and re-connect existing parking lot lights fed through wall. This was discovered when demo was performed on AHU-3.
CAR-31	Provide additional wiring for added condensate pump in closet of reference library and re-feed damaged circuit to existing recepticles.
CAR-32	Provide labor and material to demo and relocate existing lighting in linkage office, old IT closet, linkage hallway, and lower level mechanical room in Stanley Gallery. This is to accommodate installation of new HVAC equipment, ductwork, and mechanical piping.

Project No. _____

Project Name: Shanghai 2010 World EXPO, Theme Pavilion 4
Shanghai 2010 World EXPO, Theme Pavilion 4

Date 2/9/2017

SD NUMBER	ITC NUMBER	DATE ISSUED	CHANGE AUTHORIZATION REQUEST									AMOUNT (\$)*	DATE ISSUED TO CONTRACTOR
			CAR NUMBER	DATE REC. BY A&J FROM CONTRACTOR	ACCEPTED BY A&J (Y OR N)	DATE SENT TO MUSEUM STAFF	ACCEPTED BY MUSEUM STAFF (Y OR N)	DATE SENT TO ADMINISTRATOR STAFF	ACCEPTED BY ADMINISTRATOR (Y OR N)	DATE REC BY A&J FROM MUSEUM STAFF			
NA	NA	NA	1	5/6/2016	Y	5/9/2016	Y	6/23/2016	Y	6/23/2016		6/23/2016	
M3/E1	1	5/3/2016	2	5/11/2016	Y	6/23/2016	Y	6/23/2016	Y	6/23/2016		6/23/2016	
NA	NA	NA	3	5/25/2016	Y	5/25/2016	Y	5/27/2016	Y	5/27/2016		5/27/2016	
NA	NA	NA	4	5/27/2016	Y	5/27/2016	Y	6/23/2016	Y	6/23/2016	\$16,428.00	6/23/2016	
NA	NA	NA	5	5/27/2016	Y	5/27/2016	Y	6/23/2016	Y	6/23/2016	\$23,704.05	6/23/2016	
NA	NA	NA	6	6/28/2016	Y	6/29/2016					\$10,505.90		
NA	NA	NA	7	6/28/2016	Y	6/29/2016					\$13,011.10		
NA	NA	NA	8	6/28/2016	Y	6/29/2016					\$7,725.00		
NA	NA	NA	9 (1)	6/28/2016	Y	6/29/2016					\$19,780.00		
NA	NA	NA	10	6/28/2016	Y	6/29/2016					\$29,212.30		
NA	NA	NA	11	6/28/2016	Y	6/29/2016					\$5,740.04		
NA	NA	NA	13	6/28/2016	Y	6/29/2016							
Full Size E9	3	6/14/2016	14	6/28/2016	Y	6/29/2016					\$6,670.00		
Full Size E10	4	6/14/2016	15	6/28/2016	Y	6/29/2016					\$1,780.00		
M4 & E3	5	6/20/2016	16	6/28/2016	Y	6/29/2016					\$6,351.66		
NA	NA	NA	17	7/7/2016	Y	7/8/2016					\$3,945.00		
E5	7	9/7/2016	19	9/20/2016	Y	1/11/2017					\$2,046.00		
E6	8	9/7/2016	20	9/20/2016	Y	1/11/2017					\$1,253.00		
NA	NA	NA	21								\$1,881.20		
NA	NA	NA	22								\$2,285.00		
NA	NA	NA	22 rev. 1	2/8/2017	Y	2/9/2017					\$0.00		
E12	9	11/4/2016	23	12/19/2016	Y	1/11/2017					\$2,234.40		
NA	NA	NA	24										
NA	NA	NA	24 rev. 1	2/8/2017	Y	2/9/2017					\$0.00		
NA	NA	NA	25										
NA	NA	NA	25 rev. 1	2/8/2017	Y	2/9/2017					\$0.00		
NA	NA	NA	26										
NA	NA	NA	26 rev. 1	2/8/2017	Y	2/9/2017					\$2,697.70		
NA	NA	NA	29	2/8/2017	Y	2/9/2017					\$0.00		
NA	NA	NA	30	2/8/2017	Y	2/9/2017					\$0.00		
NA	NA	NA	31	2/8/2017	Y	2/9/2017					\$0.00		
NA	NA	NA	32	2/8/2017	Y	2/9/2017					\$0.00		
			27										
RUNNING TOTAL											\$186,486.75		

To be Reviewed/signed

Reviewed/signed and Sent to Contractor

* Bold black amounts are adds to contract; red bracketed amounts are credits to owner/contract

NOTES:

- CAR-9 and CAR-12, if accepted, should be completed at the same time or CAR-12 before CAR-9. CAR-12 fixes the roof above the Music Room and CAR-9 fixes the ceiling inside the Music Room.