



**CITY OF NOVI CITY COUNCIL
JUNE 1, 2020**

SUBJECT: Approval to allocate Lakeshore Park Project contingency funds for payment to DeMaria Building Company, Inc. in the amount of \$49,239.31 for Change Order 5 and Change Order 6 and allocate \$100,000 in contingency funds for future Change Orders, and amend the budget.

SUBMITTING DEPARTMENT: Integrated Solutions, Facilities Division

EXPENDITURE REQUIRED	\$ 36,124.50 Change Order #5 \$ 13,114.81 Change Order #6 <u>\$100,000 Future Change Orders</u> \$149,239.31 TOTAL
AMOUNT BUDGETED	\$ 0
APPROPRIATION REQUIRED	\$149,240 (\$382,040 contingency balance - \$149,240 requested = \$232,800 contingency remaining)
LINE ITEM NUMBER	400-691.00-977.013

BACKGROUND INFORMATION: During the award of the City of Novi Lakeshore construction project, City Council provided a contingency amount equal to 10% of the project award (\$482,040). At the same meeting, City Council directed that staff bring before City Council Change Orders (CO) in excess of the first \$100,000 due to the complexity and profile of the project.

During a project, multiple Change Requests (CR) are rolled up into a CO. Staff monitors the CR process very closely in cooperation with NSA Architect, the project architectural firm, who examines each CR. The CR must be accompanied by detailed documentation. The CR is evaluated against the construction documents to ensure it meets the specifics of the design. The CR is also assessed for reasonableness of cost. If the price is deemed out of line with industry standards, it is rejected. The team continues to explore options to reduce construction costs. If there is an item that staff believes can be done internally or at a reduced price after project completion, it is

removed from the project. This is why you see items that have resulted in a credit to the project listed on CO 5 and CO 6.

Expenditures related to the first \$100,000 dollars are itemized below as CO 1 and 2. CO's 3 and 4 were satisfied by reprioritizing items within the project budget.

Name	Description	Cost
Concrete Removal	Old basketball court and septic tank uncovered during earth moving. Needed to remove both.	\$ 9,351.32
Site Utilities	Rerouted water main connection and location in road. Revised island curb at SW corner of parking lot. Revised grading around culverts.	\$ 61,892.03
Site Preparation	Snow fence had to be moved for site work and tree removal. Dumpster rental, barricades, blueprinting	\$ 3,978.60
Underground Power	Conduit to bury power near playground to improve safety of visitors using the playground and bathrooms.	\$ 21,401.40

This request addresses CO 5 and CO 6 totaling \$49,239.31, which are summarized in the table below. The majority of the work is electrical and modification of masonry/steal used in the project.

Name	Description	Cost
Temporary Fencing	Installed snow fence to maintain access to bike trails.	\$ 1,313.34
Air Handling Unit	AHU model approved by NSA would not fit in mechanical enclosure. Discussion with HVAC contractor resulted in adding a 90-degree bend to connect the unit to the building.	\$ 2,297.02
Concrete at Playground	Concrete stubs leading into playground areas removed from plan.	\$ (3,096.50)
Site Lighting Control	City Council requested dimmable lighting for exterior site lights. Radio frequency solution approved.	\$ 8,850.00
Retaining Wall	Rented a truck to support pole while retaining wall was built around power pole to ensure power was maintained to residents in the area.	\$ 5,565.00
Flagpole	Eliminated flagpole and lighting from west side of building.	\$ (5,229.00)
Structural Steel	Manufactured structural steel columns were too tall and had to be cut and lowered in the field.	\$ 9,304.68

Underground Power	Trenching to install UG conduit from playground to pole off Bernstadt St hit corner of old basketball court. Needed to cut and remove concrete to complete installation of conduit.	\$ 2,067.00
Poligon Canopy for Library Kiosk	Additional panels added to Poligon canopy across front of structure to protect machine and users from the weather.	\$ 7,368.38
Camp Room Fans	Fans purchased by Novi rather than through DeMaria.	\$ (1,000.00)
Retaining Wall Material	DTE could not move the power pole near the volleyball court. Additional block needed to build bump in wall around power pole. Used stone and double geogrid fabric to support curve in wall.	\$ 8,684.58
Exterior Drinking Fountain	NSA approved interior model fountain for exterior location outside beach bathrooms. The model needed for exterior locations was purchased.	\$ 1,210.31
Plumbing Carriers	PenalWare fixtures in original design required 36" chase that is not available. Decided to use alternate fixtures and maintain chases as designed at no cost. New fixtures required carriers to connect to the wall.	\$ 5,069.68
Chase Wall & Sill	NSA corrected drawings to remove chase & access panel under window at beach bathrooms. Sill to be reduced to match sill to the east.	\$ 2,320.96
Marker Boards	Eliminated marker boards from the camp room and multipurpose room.	\$ (2,260.00)
Mechanical Enclosure	Reduced size of wall surrounding AHU & transformer after DTE would not allow wall around transformer.	\$ (4,862.19)
Mechanical Enclosure & Masonry	Transformer location moved south so the conduit had to be reinstalled. Structural steel issue caused additional masonry work in the camp room.	\$ 6,318.15
Copper Line for Main Water Feed	During an inspection in November, DeMaria was told that the water connection needed to be copper from 8" main to the building. Cannot connect to plastic pipe away from building.	\$ 4,464.96
Beach Bathroom	Changed size of beach bathrooms to make space for the changing benches.	\$ 852.94

We are currently evaluating multiple CR's that we anticipate their combined expenditure to be \$100,000.

RECOMMENDED ACTION: Approval to allocate Lakeshore Park Project contingency funds for payment to DeMaria Building Company, Inc. in the amount of \$49,239.31 for Change Order 5 and Change Order 6 and allocate \$100,000 in contingency funds for future Change Orders, and amend the budget.



45500 Grand River Avenue
Novi, MI 48374
Ph : (248)348-8710

Change Order

Project:

10-3253-00 Lakeshore Park-City of Novi
601 South Lake Drive
Novi, MI 48377

Change Order: 5

Date: 2/18/2020

Architect's Project:

To Contractor:

DeMaria Building Company, Inc.
45500 Grand River Avenue
Novi, MI 48374

The Contract Is changed as follows:

CO5 Various

99001 CR1 Fence Relocation @ Entrance Bike path	\$1,313.34
99023 CR23 AHU 90 bend	\$2,297.02
99024 CR24 Omit - sidewalk SF at Tot Park/playscapes	\$-3,096.50
99025 CR25 99025 - Bulletin #3 Site Lighting Control	\$8,850.00
99026 CR26r Added Retaining wall for DTE Pole Interference	\$8,684.58
99028 CR28 DTE Pole Support	\$5,565.00
99029 CR29 FlagPole omission	\$-5,229.00
99030 CR30 Steel Modification	\$9,304.68
99031 CR31 Slab at Elec UG (North of removed portion)	\$2,067.00
99032 CR32 Polygon added side	\$7,368.38
99039 CR39 Fan Credit	\$-1,000.00
Total:	\$36,124.50



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Change Order

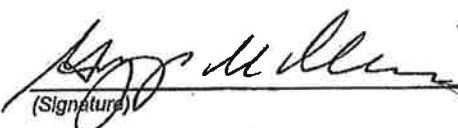
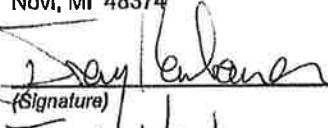
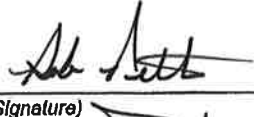
Project:
10-3253-00 Lakeshore Park-City of Novi
601 South Lake Drive
Novi, MI 48377

Change Order: 5
Date: 2/18/2020
Architect's Project:

To Contractor:
DeMaria Building Company, Inc.
45500 Grand River Avenue
Novi, MI 48374

The original Contract Amount was	\$4,820,400.00
Net change by previously authorized Change Orders	\$221,222.33
The Contract Amount prior to this Change Order was	\$5,041,622.33
The Contract will be increased by this Change Order in the amount of	\$36,124.50
The new Contract Amount including this Change Order will be	\$5,077,746.83
The Contract Time will be increased by 6 wks.	
The date of Substantial Completion as of the date of this Change Order therefore is TBD	

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

ARCHITECT	DeMaria Building Company, Inc. CONTRACTOR 45500 Grand River Avenue Novi, MI 48374	OWNER
		
(Signature)	(Signature)	(Signature)
By <u>Gregory N. Mason</u>	By <u>TREY NEUBAER</u>	By <u>Rob Petty</u>
Date <u>3-2-2020</u>	Date <u>3-2-2020</u>	Date <u>3/6/2020</u>



45500 Grand River Avenue
Novi, MI 48374
Ph : (248)348-8710

Change Order

Project:
10-3253-00 Lakeshore Park-City of Novi
601 South Lake Drive
Novi, MI 48377

Change Order: 6
Date: 4/21/2020

Architect's Project:

To Contractor:
DeMaria Building Company, Inc.
45500 Grand River Avenue
Novi, MI 48374

The Contract is changed as follows:
CO#6 Various

99008 CR8r Bulletin 2 rev	\$852.94
99027 CR27 Plumbing Drinking Fountain/Carriers	\$6,279.99
99035 CR35 Chase wall RFI24r	\$2,320.96
99036r CR36r 1" Copper & hidden slab	\$4,464.96
99040 CR40 Delete Markerboards	\$-2,260.00
99042 CR42 Mech Enclosure reduction - Bull7	\$-4,862.19
99043 CR43 Bull9 transformer UG rework, Masonry rod & grout	\$6,318.15
Total:	\$13,114.81

The original Contract Amount was	\$4,820,400.00
Net change by previously authorized Change Orders	\$257,346.83
The Contract Amount prior to this Change Order was	\$5,077,746.83
The Contract will be increased by this Change Order in the amount of	\$13,114.81
The new Contract Amount including this Change Order will be	\$5,090,861.64
The Contract Time will be increased by 5 days.	
The date of Substantial Completion as of the date of this Change Order therefore is	

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

<p>ARCHITECT</p> <p><i>Gregory Mason</i> (Signature)</p> <p>By <u>Gregory Mason</u></p> <p>Date <u>4-29-20</u></p>	<p>DeMaria Building Company, Inc. CONTRACTOR 45500 Grand River Avenue Novi, MI 48374</p> <p><i>Trey Neubaer</i> (Signature)</p> <p>By <u>TREY NEUBAUER - PM</u></p> <p>Date <u>4/23/2020</u></p>	<p>OWNER</p> <p><i>Rob Pettit</i> (Signature)</p> <p>By <u>Rob Pettit</u></p> <p>Date <u>4/30/2020</u></p>
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RESOLUTION

NOW, THEREFORE BE IT RESOLVED that the following Budget Amendment for change orders #5 & #6 and \$100,000 for future change orders for the Lakeshore Park Project is authorized:

	INCREASE (DECREASE)
Capital Improvement Program (CIP) Fund	
APPROPRIATIONS	
Capital Outlay	149,240
TOTAL APPROPRIATIONS	<u>\$ 149,240</u>
Net Increase (Decrease) to Fund Balance	<u><u>\$ (149,240)</u></u>

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi at a regular meeting held on June 1, 2020

Cortney Hanson
City Clerk