HISTORIC
FRANKLIN
TENNESSEE

August 26, 2013

To: Board of Mayor and Aldermen

From: Eric Stuckey, City Administrator
Brad Wilson, Facilities Project Manager

Subject: Final Change Order for Harlinsdale Main Barn

Purpose:

The purpose of this memorandum is to provide information to the Board of Mayor and Alderman (BOMA) that on June 3, 2013, substantial completion occurred on the Harlinsdale Main Barn and that a request is being made for a final change order in the amount of \$37,734.88 (COF Contract # 2012-0085)

Background:

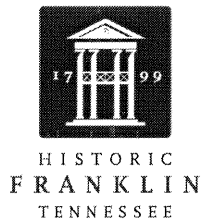
On September 25, 2012 the Board of Mayor and Alderman approved the awarding of a contract to Rock City Construction Co. Inc for the stabilization and weatherization of the Main Barn at Harlinsdale.

As per direction of the BOMA a contract was entered into with Rock City for the amount of \$610,000.00 which was the base bid and including two alternates. Also approved from the BOMA was an owner's contingency in the amount of \$60,000.00 for any unforeseen problems or additions that were needed to be made during the project. Currently the project has withdrawn from its account a total of \$600,382.00 with a remaining budget of \$9,618.00 owed based on the original contract amount.

A total of eight change orders were presented to the Facilities Project Group and were approved during the project for work discussed and completed. After calculation of the debits and credits the final change order for completion of the project totals \$37,734.88.

The change orders are as follows:

CO1	Lead abatement of paint chips, painting of facility not figured into original program.	\$24,800.00
CO2	Reduction of foundation piles.	(\$ 7,500.00)
CO3	Replace rotten wood at shear wall locations.	\$ 986.88
CO4	Holding reinstallation of stall walls due to bracing wires and future programming	(\$ 1,200.00)
CO5	Additional structural work required on the North-South Corridor with the addition of LVL framing members to increase the supporting of the mezzanine area.	\$ 9,182.00



CO6	East and West Corridor areas required the same structural truss bracing as was placed in the North and South Corridors for a total of 4 new structural beams along with miscellaneous LVL members and 8 new roof beams.	\$53,402.00
CO7	A redesign of the foundation system for shear point load design instead of upward wind lift.	(\$43,769.00)
CO8	Add for concrete swale at South Barn doors for drainage control, add for electrical outlets at eaves, add for installing steel clips and removing old 2x4 supports, credit for a Friends of Franklin Parks donation in the amount of \$1850.00 that paid for the reconditioning of the lightning protection and center steel cupola and weather vane unit, and credit for 1x6 roof decking that was part of an allowance.	<u>\$ 1,833.00</u>
TOTAL:		\$ 37,734.88

The final completion amount for the project is \$647,734.88 under the approved budget amount with \$22,265.12 remaining unspent from the \$60,000 contingency for this project.

Financial Impact:

The cost of the change noted orders are covered within the limits under the approved owner's contingency fund of \$60,000.00.

Recommendations:

Staff recommends approval of this final change order in the amount of \$37,734.88 to Rock City Construction Co. Inc. for all work performed on the Harlinsdale Main Barn Project.

**Request for Construction Change
Change Order No. 1**

City of Franklin
Engineering Office
109 Third Avenue South
Franklin, TN 37064

Contract No. 2012-0085
Project Harlinsdale Equestrian Barn
Structural Stabilization and
Weatherization Project

Whereas, we Rock City Construction Co., Inc. entered into an contract with the CITY OF FRANKLIN, on 10/10/2012, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Add for painting of entire exterior of barn, not just new siding and windows. Scope included scraping, priming and new finish coats. Lead abatement of chips included.

Attachments (List documents supporting change):

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	Paint Entire Exterior of Barn	SF	6,200	4.00/SF	24,800.00
TOTAL					24,800.00

Request for Construction Change
Change Order No. 2

City of Franklin
 Engineering Office
 109 Third Avenue South
 Franklin, TN 37064

Contract No. 2012-0085
 Project Harlinsdale Equestrian Barn
Structural Stabilization and
Weatherization Project

Whereas, we Rock City Construction Co., Inc. entered into an contract with the CITY OF FRANKLIN, on 10/10/2012, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Reduce the number of foundation pile locations from 68 to 48 total.

Attachments (List documents supporting change):

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	Reduce Foundation Piles from 68 to 48				(\$7,500.00)
TOTAL					(\$7,500.00)

Request for Construction Change
Change Order No. 3

City of Franklin
 Engineering Office
 109 Third Avenue South
 Franklin, TN 37064

Contract No. 2012-0085
 Project Harlinsdale Equestrian Barn
 Structural Stabilization and
 Weatherization Project

Whereas, we Rock City Construction Co., Inc. entered into an contract with the CITY OF FRANKLIN, on 10/10/2012, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Replace/Reinforce existing 2x4 studs with Pressure Treated 2x4 studs where found to be rotted out at shear wall locations.

Attachments (List documents supporting change):

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	New PT 2x4 Material for Studs where rotted	LF	384	.42	161.28
2	Install new 2x4 materials in existing walls	LF	384	2.15	825.60
TOTAL					986.88

**Request for Construction Change
Change Order No. 4**

City of Franklin
Engineering Office
109 Third Avenue South
Franklin, TN 37064

Contract No. 2012-0085
Project Harlinsdale Equestrian Barn
Structural Stabilization and
Weatherization Project

Whereas, we Rock City Construction Co., Inc. entered into an contract with the CITY OF FRANKLIN, on 10/10/2012, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Completely remove 8 each of the stall divider walls where rod cross bracing is to go.

Attachments (List documents supporting change):

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	Remove Stall Walls	EA	8	50	400
2	Savings on installing cross bracing	EA	8	(200)	(1600)
TOTAL					(1200)

**Request for Construction Change
Change Order No. 5**

City of Franklin
Engineering Office
109 Third Avenue South
Franklin, TN 37064

Contract No. 2012-0085
Project Harlinsdale Equestrian Barn
Structural Stabilization and
Weatherization Project

Whereas, we Rock City Construction Co., Inc. entered into an contract with the CITY OF FRANKLIN, on 10/10/2012, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Additional structural work on the North-South corridor. Change includes adding 1-3/4 x 5-1/2 LVL to two sides of the 4 interior 6x6 columns (6C,6D,7C,7D); adding 1-3/4 x 11-7/8 LVL to inside of the mezzanine bracing structure to reduce sag; extending the new beam at the clerestory wall to meet the 4 interior columns; adding 3-1/2 x 11-7/8 LVL beam (at the clerestory height) across the north and south gable ends; adding vertical bracing from the new beam at the gable end up to the high roof beams; adding 3-1/2 x 11-7/8 LVL high roof beams from column line 5 to 6 and 7 to 8. Change includes hangers, clips, bolting and fasteners.

Attachments (List documents supporting change):

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Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	LVL material 3-1/2 x 11-7/8	lf	126	14.50	1827.00
2	LVL material 1-3/4 x 11-7/8	lf	94	7.25	982.00
3	Lumber, fasteners	ls	1	537	537.00
4	Heavy lift, 2 manlifts	day	2	1318	2636
5	Framing crew	mhr	16	200	3200.00
TOTAL					9182.00

**Request for Construction Change
Change Order No. 6**

City of Franklin
Engineering Office
109 Third Avenue South
Franklin, TN 37064

Contract No. 2012-0085
Project Harlinsdale Equestrian Barn
Structural Stabilization and
Weatherization Project

Whereas, we Rock City Construction Co., Inc. entered into an contract with the CITY OF FRANKLIN, on 10/10/2012, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

East - West corridor structural system. The east west corridor does not have the same structural bracing that is being established in the north - south corridor. This change will add 2 new rough sawn oak trusses to be placed at column lines B and E across the east - west corridor; add 3-1/2 x 9-1/4 LVL low roof beams along column line 5 and 8; add 3-1/2 x 11-7/8 LVL beams under the clerestory wall between column lines B and C and between D and E (4 beams); adding 4 new 6 x 6 rough sawn oak columns with 1-3/4 x 5-1/2 LVL facing to match other columns; add 8 new high roof beams; add 2 new gable end beams and bracing for support of the high roof beams.

Attachments (List documents supporting change):

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Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	Truss materials	each	2	5843.50	11687.00
2	LVL beam materials	lf	418	9.27	3875.00
3	Equipment - Heavy lift, 2 man lifts	day	10	1318	13180.00
4	Framing crew	mhr	80	200	16000.00
5	General Requirements	week	4	2165	8660
TOTAL					53402.00

Request for Construction Change
Change Order No. 7

City of Franklin
 Engineering Office
 109 Third Avenue South
 Franklin, TN 37064

Contract No. 2012-0085
 Project Harlinsdale Equestrian Barn
Structural Stabilization and
Weatherization Project

Whereas, we Rock City Construction Co., Inc. entered into an contract with the CITY OF FRANKLIN, on 10/10/2012, for the construction by said Contractor of the above designated contract; and Whereas, certain items of construction encountered are not covered by the original contract, we desire to submit the following additional items of construction to be performed by the Contractor and paid by the City at the prices scheduled therefore below:

Reason for Change Order:

Eliminate all micro pile foundation system. Custom brackets to be turned over to owner for his use.

Attachments (List documents supporting change):

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	Eliminate micro pile foundation system	LS	1	-43769	-43,769.00
TOTAL					\$-43,769.00



ROCKCITY
CONSTRUCTION CO., INC.
3326 Aspen Grove Drive, Suite 160
Franklin, Tennessee 37067

P.O. Box 607
Franklin, TN 37065-0607
Ph: 615-794-6691

Change Order

Project:

245 Harlinsdale Equestrian Barn
239 Franklin Road
Franklin, TN 37064

Change Order: 8

Date: 7/17/2013

Architect's Project:

To Contractor:

Rock City Construction Co., Inc.
P.O. Box 607
Franklin, TN 37065-0607

The Contract is changed as follows:

Final Change Adjustments:

8 Final Change Order

\$1,833.00

The original Contract Amount was	\$610,000.00
Net change by previously authorized Change Orders	\$35,901.88
The Contract Amount prior to this Change Order was	\$645,901.88
The Contract will be increased by this Change Order in the amount of	\$1,833.00
The new Contract Amount including this Change Order will be	\$647,734.88

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.

OVERSITE, LLC
ARCHITECT
667 Wedgewood Ave., Suite B
Nashville, TN 37203

Rock City Construction Co., Inc.
CONTRACTOR
P.O. Box 607
Franklin, TN 37065-0607

CITY OF FRANKLIN (Facilities)
OWNER
109 Third Avenue South
Franklin, TN 37065

(Signature)

(Signature)

(Signature)

By

By

By

Date

Date

Date

W. Fred Reynolds, Vice President

07/18/2013