ADMINISTRATION



ITEM #13 WRKS 09/10/13

Dr. Ken Moore Mayor

Eric S. Stuckey City Administrator

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 Currently the project has withdrawn from its account a total of \$600,382.00 with a remaining budget of \$9,618.00 owed based on the original contract amount.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

(\$ 1,200.00)

future programming

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



TENNESSEE ____

- 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)
- 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.

\$ 1,833.00

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 form 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.

City o	f Franklin	Contract No.	2012-0085	den der Maria Charles de Proposition de la constantina	***************************************	
	eering Office	Project	Harlinsdale Eque	strian Barn		
_	hird Avenue South	ŕ	Structural Stabil		W	
Frank	lin, TN 37064		Weatherization I	Project		
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Reaso	n for Change Order:			***************************************	annual of the first based to be a because	
	r painting of entire exterior of barn, not ju Lead abatement of chips included.	st new siding and win	dows. Scope includ	ed scraping, p	riming and n	ew finish
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			4844			
Attach	ments (List documents supporting cl	nange):				
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tem lo.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount	qqyyydd ddird d - ddiddly y ang myrn gdiddyddi
1	Paint Entire Exterior of Barn	SI	F 6,200	4.00/SF		24,800.0
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				***************************************	**************************************	**************************************
OTAL						24,800.00

City of	Franklin	Contract No.	2012-0085		***************************************	
Engine	ering Office	Project	Harlinsdale Eque	strian Barn		
	ird Avenue South		Structural Stabili			
Frankli	n, TN 37064		Weatherization F	Project	***************************************	
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10/10/ items of addition therefore Reason	as, we Rock City Construction Co., Inc. 2012 for the construction by said of construction encountered are not co anal items of construction to be perfore ore below: In for Change Order: The number of foundation pile locations from	overed by the origing med by the Contra	above designated nal contract, we d	l contract; a desire to sul	and Wherea bmit the foli	s, certain lowing
Attachr	nents (List documents supporting cha	inge):				
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Item	Description of Work	Unit	Estimate	Unit	Amount	PERMANUNCA (SPERMANUNCA SPERMANUNCA AND AND AND AND AND AND AND AND AND AN
No.			Quantity	Price		
1	Reduce Foundation Piles from 68 to	48				(\$7,500.00)
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City of Franklin	Contract No.	2012-0085
Engineering Office	Project	Harlinsdale Equestrian Barn
109 Third Avenue South	710,000	Structural Stabilization and
Franklin, TN 37064		Weatherization Project
		Weatherization Project
items of construction encountered are not cov	Contractor of the a	o an contract with the CITY OF FRANKLIN, on above designated contract; and Whereas, certain nal contract, we desire to submit the following ctor and paid by the City at the prices scheduled
Replace/Reinforce existing 2x4 studs with Pressure T	reated 2x4 studs wh	nere found to be rotted out at shear wall locations.
Attachments (List documents supporting chang	ge):	
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Item	Description of Work	Unit	Estimate	Unit	Amount
No.			Quantity	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
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TOTAL		·····			986.88

City of Franklin	Contract No.	2012-0085
Engineering Office	Project	Harlinsdale Equestrian Barn
109 Third Avenue South	•	Structural Stabilization and
Franklin, TN 37064		Weatherization Project
additional items of construction to be performed therefore below:	Contractor of the a vered by the origin	o an contract with the CITY OF FRANKLIN, on above designated contract; and Whereas, certain hal contract, we desire to submit the following ctor and paid by the City at the prices scheduled
Reason for Change Order:		
Completely remove 8 each of the stall divider walls w	vhere rod cross brac	ring is to go.
	American (1989) (1989) (1989) (1989) (1989) (1989) (1989) (1989) (1989) (1989) (1989)	
Attachments (List documents supporting chang	ge):	

ltem 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)
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***************************************			***************************************	***************************************	
TOTAL					(1200)

City of Franklin	Contract No.	2012-0085
Engineering Office	Project	Harlinsdale Equestrian Barn
109 Third Avenue South		Structural Stabilization and
Franklin, TN 37064		Weatherization Project
items of construction encountered are not co	Contractor of the a	o an contract with the CITY OF FRANKLIN, on above designated contract; and Whereas, certain nal contract, we desire to submit the following ctor and paid by the City at the prices scheduled
Reason for Change Order:	W.A.	
$6x6$ columns $(6C,6D,7C,7D)$; adding $1-3/4 \times 11-7/8 L$ new beam at the clerestory wall to meet the 4 inter the north and south gable ends; adding vertical bra	.VL to inside of the m ior columns; adding : acing from the new b	s adding 1-3/4 x 5-1/2 LVL to two sides of the 4 interior ezzanine bracing structure to reduce sag; extending the 3-1/2 x 11-7/8 LVL beam (at the clerestory height) across eam at the gable end up to the high roof beams; adding hange includes hangers, clips, bolting and fasteners.
Attachments (List documents supporting char	nge):	

item	Description of Work	Unit	Estimate	Unit	Amount
No.			Quantity	Price	
1	LVL material 3-1/2 x 11-7/8	If	126	14.50	1827.00
2	LVL material 1-3/4 x 11-7/8	l If	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			Marinery to response to the second of the s	***************************************	9182.00

City of Franklin	Contract No.	2012-0085
Engineering Office	Project	Harlinsdale Equestrian Barn
109 Third Avenue South		Structural Stabilization and
Franklin, TN 37064		Weatherization Project
items of construction encountered are not	id Contractor of the covered by the origin	to an contract with the CITY OF FRANKLIN, on above designated contract; and Whereas, certain hal contract, we desire to submit the following ctor and paid by the City at the prices scheduled
in the north - south comoor. This change will add east - west corridor; add 3-1/2 x 9-1/4 LVL low roc clerestory wall between column lines B and C and	d 2 new rough sawn oa of beams along column d between D and F (4 h	ave the same structural bracing that is being established k trusses to be placed at column lines B and E across the line 5 and 8; add 3-1/2 x 11-7/8 LVL beams under the eams); adding 4 new 6 x 6 rough sawn oak columns with eams; add 2 new gable end beams and bracing for
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ttachments (List documents supporting ch	ange):	

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	each	2	5843.50	11687.00
	lf If	418	9.27	3875.00
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ıts	week	4		8660
***************************************			2100	53402.00
		mhr	mhr 80	mhr 80 200

	Franklin	Contract No.	· · · · · · · · · · · · · · · · · · ·			
THE SHIP	ering Office	Project	Harlinsdale Eque	strian Barn		
109 TH	ird Avenue South		Structural Stabili	zation and		
Frankl	n, TN 37064		Weatherization P	roject		
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10/10/ items (additional therefore	ras, we Rock City Construction Co., Inc. 2012 , for the construction by said of construction encountered are not co inal items of construction to be performance below: In for Change Order: Ite all micro pile foundation system. Custom	Contractor of the a vered by the origin ned by the Contra	nal contract, we c ctor and paid by t	contract; ar lesire to sub he City at th	nd Whereas mit the folk	certain wing
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Attach	ments (List documents supporting cha	nge)i				
ltem	ments (List documents supporting chain the light of the light) bescription of Work	nge): Unit	Estimate	Unit Price	Amount	
Attachi Item No.		Unit	Quantity	Unit Price -43769	Amount	-43,769.0

\$-43,769.00

TOTAL



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

\$1,833.00

\$645,901.88 \$1,833.00

\$647,734.88

Change Order

Project:

245 Harlinsdale Equestrian Barn 239 Franklin Road Franklin, TN 37064

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

The original Contract Amount was

OVERSITE, LLC

Net change by previously authorized Change Orders
The Contract Amount prior to this Change Order was

Change Order: 8

Date: 7/17/2013

Architect's Project;

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	\$35.901.88

CITY OF FRANKLIN (Facilities)

The date of Substantial Completion as of the date of this Change Order therefore is

COMPANY DESCRIPTION	ERRORETT:	particular temporary productive report to the	a marting and	AND DESCRIPTION OF THE PERSON	. Attended
NOT VALID	UNIIL	SIGNED BY THE	ARCHITECT	CONTRACT AND	JUWNER.

The Contract will be increased by this Change Order in the amount of The new Contract Amount including this Change Order will be

ARCHITECT	CONTRACTOR	OWNER
667 Wedgewood Ave., Suite B	P.O. Box 607	109 Third Avenue South
Nashville, TN 37203	Franklin TN 37065-0607	Franklin, TN 37065
(Signature)	(Signature)	(Signature)
	W. Fred Reynolds, Vice President	
Ву	By 07/18/2013	Ву
Date	Date	Date

Rock City Construction Co., Inc.