


MEMORANDUM

September 20, 2013

TO: Board of Mayor and Aldermen

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

SUBJECT: Change Order No. 1 – Server Room Project

Purpose

The purpose of this memorandum is to provide information to the Board of Mayor and Aldermen (BOMA) to consider Change Order No. 1 for the Server Room project at the Police Headquarters. that during the build out of the City Server space located at the Police Department it was determined that our electrical service to the new server unit needed to be brought into the space from another critical transfer switch panel located in the lower lever electrical room. Approximate cost for services \$ 17,246.00. COF Contract # 2012-0195)

Background:

As a part of the FY2013 budget, the Board approved the build-out of the server room supporting the City's information technology infrastructure in the Police Headquarters building. During a "rough in" inspection of the City Server room, a concern came up regarding the power servicing the server. The project was designed by the same electrical engineer that was part of the architectural group team on the original building project. The engineer designed the new build with the same type of equipment that the City currently utilizes for the 911 server room. In designing of the space, IT staff described the needs to support servers now and in the future. The engineer then took that information and determined that based on his calculations that power could be supplied off of the buss (electrical panel) system that is currently feeding the 911 facility. This panel is brought off of another main panel that is part of the critical system meaning that in case of failure of the clean electric the server would be ran off of the emergency generators that are on site.

During the inspections, the electrical engineers determined that the design load shown on the cabinets installed slightly exceeded the power that was designed for the existing panel. Another problem that came up was that the supplier of the server equipment delivered newer equipment to the site that would be placed on the roof to cool the server equipment, creating a greater electrical load to the electrical system as well. The main concern was to continue to provide "clean power" to both the 911 system and the City servers.

It was determined that the best way for the City and the Police Department to be protected was to run an individual service from the downstairs to the server room. The service would be brought from another electrical panel located in the transfer switch room. By doing this we now give the COF Server Equipment its own independent service that is backed up on the larger electrical generator if the power should fail at the Police Department. The move also keeps out any possibility that if there is an outage caused by any equipment with the COF server that it will not interfere with the integrity of the City's 911 center.



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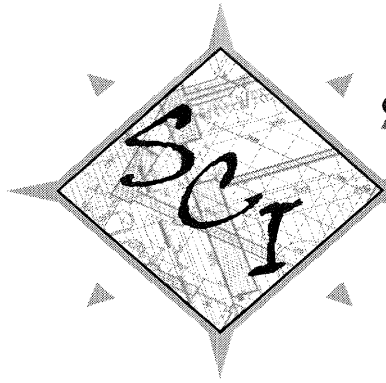
MEMORANDUM

Financial Impact:

The cost of this change order is over the owner's contingency. Funding of this additional work will come from the General Fund budget. Total amount of Change Order is \$ 17,246.00 (seventeen thousand two hundred forty six dollars and no cents). As this project was originally budgeted in FY2013, a budget amendment may be necessary.

Recommendations:

Approval of the Change Order No. 1 between the City of Franklin and Southeast Contractors, Inc. (COF Contract # 2012-0195) in the amount is recommended.



SOUTHEAST CONTRACTORS, INC.

GENERAL CONTRACTORS

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August 28, 2013
revised 9/25/2013

Envision Advantage, LLC
320 Seven Springs Way, Ste 203
Brentwood, Tennessee 37027
ATTN: Mr. Curtiss Sherwood

Re: Change Order Log and Request for Pricing proposal dated 8-21-13 (Project No. 12048.00):
City of Franklin Data Center Expansion Project
900 Columbia Ave.
Franklin, Tennessee 37067

Mr. Sherwood-

Please find below a description of the change orders to date on the City of Franklin Data Center Expansion project (Project No. 12048.00). I have also included a section for the additional change order pricing that has been requested by the Owner. Once reviewed, please advise as to what direction you would like Southeast Contractors to proceed on the additional change orders. If you have any questions or comments, please feel free to contact me at the numbers provided below.

- **CHANGE ORDERS TO DATE (as of 8/28/13):**

- A. **Description:** Electrical demolition & relocation of receptacles that were not shown on plans in demolished wall. Request made by Owner once wall was demolished:

**Item #F was deleted upon my discussions with Wolfe & Travis Electrical in hopes that the Owner would therefore work with them and accept the Change Order noted below. (revised 9/13/13)*

TOTAL COST: \$1,540.00

Materials: \$315.00

Labor: \$1,085.00

10% OH&P: \$140

- B. **Description:** Plans showed to reconnect disconnect switches on the new rooftop units to existing circuits per Sheet E300, Note #2. No disconnects were located on the new condensers, therefore Wolfe & Travis had to install two (2) 30-amp disconnects for each new unit and we had to wire each unit for an additional receiver (original condensers only had 1 receiver per unit; new condensers had 2 receivers per unit):

TOTAL COST: \$1,604.00

Materials: \$758.00

Labor: \$700.00

10% OH&P: \$146

- C. **Description:** Run Cat6e cable from stub out for new door access reader at new door leading into new data room per request by Owner. Cable ran to IT/electrical room per Mr. Mike Proctor:

TOTAL COST: \$322.00

Materials: \$68.00

Labor: \$225.00

10% OH&P: \$29.00

- D. **Description:** Additional motion sensor for storage room not shown on plans per Owner's request:

**Deleted upon review of plans with electrical contractor. (revised 9/13/2013)*

TOTAL COST: \$0

- E. **Description:** Material & Installation of a Multi-voltage power pack for a lighting circuit in the main hallway per the Owner:

**Deleted upon discussions with Wolfe & Travis electrical as detailed above in Item #B. (revised 9/13/2013)*

TOTAL COST: \$0

- F. **Description:** Additional piping and installation for 2 extra rooftop receivers. Existing units only consisted of 1 receiver per unit; new units consisted of 2 receivers per unit:

**Revised pricing upon discussions with The Comfort Group. Per The CG, the change order is for the additional refrigerant piping to accommodate additional line set length and an additional refrigerant receiver per crac unit. In an effort to help reduce the cost of the CO, they have removed the labor cost from the CO and just requested the materials to be covered.*

TOTAL COST: \$1,392.00

Materials: \$1,265.00

Labor: \$0.00

10% OH&P: \$127.00

• **ADDITIONAL CHANGE ORDER PRICING PER THE OWNER & ENGINEER:**

- I. **Description:** Paint new server room per the Owner. Original plans did not indicate any painting of the space:

TOTAL PROPOSED COST: \$1,970

- II. **Description:** Add 4" black rubber base throughout the new server room to match existing base in the space per the Owner; original plans indicated no base:

TOTAL PROPOSED COST: \$375

- III. **Description:** Addition of New Panel to Feed New UPS (Proposal 2A):

TOTAL PROPOSED COST: \$15,934.00

Materials: \$11,015

Labor: \$3,480

10% OH&P: \$1,450

- IV. **Description:** Addition of EPO Switches (Proposal 2B):

**REVISED 9/13/2013 to include only one (1) new EPO switch as shown on the revised drawings since original contract has one (1) EPO switch included.*

TOTAL PROPOSED COST: \$1,312.00

Materials: \$683

Labor: \$510

10% OH&P: \$119

Respectfully,

William T. Milburn 8/28/2013 (revised 9/25/2013)

William T. Milburn
Project Manager
Southeast Contractors, Inc.
(C) 615-405-8940