



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #16  
BOMA  
01/14/14

MEMORANDUM

January 6, 2014

TO: Board of Mayor and Aldermen

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

SUBJECT: City of Franklin Public Works Change Order Number 4 (COF Contract # 2012-0185)

**Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider Change Order Number 4 that includes additions and deletions to the contract with R.G. Anderson Inc. for the City of Franklin Public Works Facility. Approximate cost of changes (Additional) [\$ 33,503.00]

**Background**

On June 24, 2013, a notice to proceed was given to R.G. Anderson Inc. to begin the extensive remodeling of the former 84 Lumber facility converting it into the City of Franklin's consolidated Public Works Facility. During large remodel projects of this nature, it is not uncommon to encounter various site and/or as-build conditions that are different from the original plans and specifications. Other items such as buried site materials and underground utilities that were not disclosed or the incorrect size were also encountered on the site. The following is a list of items that are additional or deleted from the project scope:

- **ADDITIONAL:** To add power to mortise locks within buildings one and two for the access control system that was left out of the specifications for the project. \$ 15,098.00
  - **ADDITIONAL:** The running of a natural gas line to building number that was moved from building number 3. This represents the additional cost of the gas line. \$ 2,843.00
  - **ADDITIONAL:** Installation of concrete pad for site generator due to grading differences where the unit is to be placed. \$ 1,214.00
  - **ADDITIONAL:** Additional air and water needs requested by the COF water department within their shop area. \$ 16,799.00
  - **CREDIT:** Delete paperless drywall in some sections of buildings 1 & 2 do to the location of the walls. \$ (988.00)
- Total ADDITIONAL \$ 33,503.00**

**Financial Impact**

The project budget includes \$75,000 in owner's contingency that will be used to fund this and other change orders for the project. As a result, the project will remain within budget.



HISTORIC  
FRANKLIN  
TENNESSEE

# MEMORANDUM

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## **Recommendation**

Approval and funding of Change Order #4 with funds that are set aside within the project budget is recommended.

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

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

Contract No. 2012-0185  
 Project Construction of the City of Franklin  
Consolidated Public Works Facility

Whereas, we R.G. Anderson Company, Inc. entered into an contract with the CITY OF FRANKLIN, on June 17, 2013, 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:**

Additions and deletions to project

**Attachments (List documents supporting change):**

1. Letter of 12/5/13 Noted 14
2. Letter of 12/6/13 Noted 15
3. Letter of 12/5/13 Noted 16
4. Letter of 11/20/13 Noted 17
5. Letter of 12/9/13 Noted 18

Item No.	Description of Work	Unit	Estimate Quantity	Unit Price	Amount
1	Power to motise locks	LS	1	15,098	15,098
2	Gas line to Building 6	LS	1	2,843	2,843
3	Generator pad	LS	1	1,214	1,214
4	Air & Power for Water Department	LS	1	16,799	16,799
5	Delete paperless GWP	LS	1	<2,451>	<2,451>
<b>TOTAL</b>					<b>33,503</b>

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>3,828,500.00</u>
Net increase (Decrease) from previous Change Orders No. 0 to <u>3</u> : <u>6,964.00</u>
Contract Price prior to this Change Order: <u>3,821,536.00</u>
Net increase (decrease) of this Change Order: <u>33,503.00</u>
Contract Price with all approved Change Orders: <u>3,855,039.00</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>February 17, 2014</u> Ready for final payment: _____
Net change from previous Change Orders No. 0 to <u>3</u> to: Substantial Completion: <u>February 27, 2014</u> Ready for final payment: _____
Contract Times prior to this Change Order: Substantial Completion: <u>February 27, 2014</u> Ready for final payment: _____
Net increase (decrease) this Change Order: Substantial Completion: <u>-0-</u> Ready for final payment: _____
Contract Times with all approved Change Orders: Substantial Completion: <u>February 27, 2014</u> Ready for final payment: _____

Now, Therefore, We, \_\_\_\_\_ Contractors, hereby agree to this Supplemental Agreement consisting of the above mentioned items and prices, and agree that this Supplemental Agreement is hereby made a part of the original contract and will be performed by this Contractor in accordance with specifications thereof, and that the original contract remain in full force and effect, except in so far as specifically modified by this supplemental Agreement.

RECOMMENDED FOR APPROVAL BY:

By: [Signature] By: \_\_\_\_\_ By: \_\_\_\_\_  
 Architect CITY Administrator Project/Facilities  
 Date: 12.16.13 Date: \_\_\_\_\_ Date: \_\_\_\_\_

ACCEPTED R.G. ANDERSON CO., INC

By: [Signature]  
 CONTRACTOR (Authorized Signature)  
 Date: 12/11/13

APPROVED:

By: \_\_\_\_\_  
 OWNER (Authorized Signature)  
 Date: \_\_\_\_\_

**RGA** ANDERSON COMPANY, INC.  
CONTRACTORS ENGINEERS

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December 5, 2013

Tim Lambe  
Lambe + Associates  
106 Mission Court  
Franklin, TN 37067

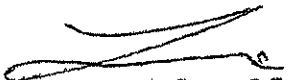
RE: Public Works Facility  
Franklin, TN

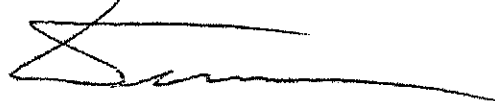
The cost to add power and control wiring to the mortise locks shown on the drawings is as follows:

Cat 6 Plenum Cable	\$11,015.00
Drops to Power Suppliers	\$1,800.00
GC Overhead	\$1,282.00
GC Fee	\$705.00
Bond	<u>\$296.00</u>
<b>TOTAL</b>	<b>\$15,098.00</b>

If this work is to be added to the project, please issue a Change Order in the above amount.

Sincerely,  
R.G. Anderson Company, Inc.

  
Lin Dunn, P.E.  
Vice President





1801 WEST END AVENUE • SUITE 1800 • NASHVILLE, TENNESSEE 37203  
(615) 329-1789 • FAX (615) 321-4555



15

December 6, 2013

Tim Lambe  
Lambe + Associates  
106 Mission Court  
Franklin, TN 37067

RE: **Public Works Facility**  
**Franklin, TN**


The attached letter from Parthenon Plumbing details the requirements and costs to upgrade the gas line in Building Two to serve Building Six.

The total cost to add this work to the projects is as follows:

Plumbing Work	\$2,413.00
GC Overhead	\$241.00
GC Fee	\$133.00
Bond	<u>\$56.00</u>
<b>TOTAL</b>	<b>\$2,843.00</b>

Please advise if this addition is to be made to the project.

Sincerely,  
R.G. Anderson Company, Inc.

  
Lin Dunn, P.E.  
Vice President



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**PARTHENON**  
PLUMBING-HEATING-COOLING

4751 TROUSDALE DRIVE \* SUITE 201 \* NASHVILLE TN 37220

Date: 11-18-13

To: R. G. Anderson Inc.      Attn: Mr. Lin Dunn ([ldunn@rgandersoncompany.com](mailto:ldunn@rgandersoncompany.com))

Re: Consolidated Public Works Facility  
Franklin, TN  
Proposed Gas Pipe Change in Building No. 2.

Lin,

The new shed has unit heaters and requires that a 1" gas line be run under ground to the shed from building no. 2. This 1" line has been installed and was included in our original pricing. However, in building no. 2, the nearest connection point for 1" piping is near column line A-6. The gas piping which is closer to the new shed is only 3/4" and has already been installed.

In order to provide gas to the new shed by means of a 1" line, we propose connecting to the existing 1" gas piping near column line A-6 and proceeding from there a distance of approximately 160 L.F. to a point inside the Int. Equipment Room 2-113. It will connect to the under ground gas piping just outside the building at this point. This gas piping was not indicated on the original drawings. Our cost breakdown for this additional work is as follows:

Materials	\$ 585.00
Labor	\$ 1,210.00
Equipment	\$ 200.00
Subtotal	\$ 1,995.00
Overhead (10%)	\$ 199.00
Subtotal	\$ 2,194.00
Profit (10%)	\$ 219.00
Total	\$ 2,413.00

Should you have any questions, please contact me at 440-7955. Please advise if we are to proceed with this work.

Sincerely,

Larry C. Felts, P.E.  
President

**RGA** ANDERSON COMPANY, INC.  
CONTRACTORS ENGINEERS

16

December 5, 2013

Tim Lambe  
Lambe + Associates  
106 Mission Court  
Franklin, TN 37067


RE: Public Works Facility  
Franklin, TN

The cost to add a 5ft x 10ft x 6in concrete pad under the generator is as follows:

Layout	\$90.00
Remove and dispose of asphalt	\$430.00
Form and pour concrete slab	\$510.00
GC Overhead	\$103.00
GC Fee	\$57.00
Bond	<u>\$24.00</u>
<b>TOTAL</b>	<b>\$1,214.00</b>

Please advise if this addition is to be made to the project.

Sincerely,  
R.G. Anderson Company, Inc.

  
Lin Dunn, P.E.  
Vice President



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**R.G. ANDERSON COMPANY, INC.**  
**CONTRACTORS** **ENGINEERS**

November 20, 2013

Tim Lambe  
Lambe + Associates  
106 Mission Court  
Franklin, TN 37067

17


RE: **Public Works Facility**  
**Franklin, TN**

The costs to add the compressed air system and welding outlets as shown on Drawing P100 dated October 3, 2013 are as follows:

Plumbing Work	\$8,723.00
Electrical Work	\$4,887.00
Hose Reel Supports	\$750.00
GC Overhead	\$1,361.00
GC Fee	\$749.00
Bond	<u>\$329.00</u>
	<b>\$16,799.00</b>

Please note that the actual receptacle to receive the plug from the welding machine is not included in the above cost as the configuration of the plug is not known at this time.

Sincerely,  
R.G. Anderson Company, Inc.

  
Lin Dunn, P.E.  
Vice President



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**Lin Dunn**

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**From:** larryfelts@gmail.com on behalf of Larry Felts [larry@parthenonplumbing.com]  
**Sent:** Tuesday, November 05, 2013 7:26 AM  
**To:** Lin Dunn  
**Subject:** Franklin Public Works - Compressed Air Change Order in Building No.1

Lin,  
Our price breakdown for the subject work is as follows:

Materials	\$ 3,174.00
Labor	\$ 3,710.00
Equipment	\$ 325.00
Subtotal	\$ 7,209.00
Overhead (10%)	\$ 721.00
Subtotal	\$ 7,930.00
Profit (10%)	\$ 793.00
Total	\$ 8,723.00

Our price includes the piping, two hose reels, and 6 stub outs for future connection. Our price does not include the air compressor, dryer, or structural supports for the hose reels. Thanks.

Larry Felts  
Parthenon Plumbing



# THOMAS ELECTRIC

7003 Christiana Hoover Gap Rd.

Christiana, TN 37037

Ph: (615) 896-0025 Fax: (615) 896-0932



5665

DATE: 11-13-13

SHIP TO		Attn: Lin Denny		SHIP TO		Franklin Public Works Facility	
		R.G. Anderson Co. Inc.				124 Lumber Dr.	
		1801 W. End Ave Suite 1800				Franklin TN	
Nashville TN 37203							
CLIENT ORDER NO.	DATE SHIPPED	SHIPPED VIA	TERMS	SALESMAN	F.O.B.	OUR ORDER NO.	
			B:d				
QUANTITY	DESCRIPTION			UNIT PRICE	AMOUNT		
2	60 Amp welding circuits 3 phase						
1	30 Amp Air Compressor Circuit 3 phase						
<p>If receipts are required they are not included. NEMA configuration is not known at this time.</p> <p>To furnish and install conduit, wire, breakers and disconnect.</p>							
					B:d Total		\$ 4,597.00
<p>Thank you Charles Thomas</p>							

**R.G. ANDERSON COMPANY, INC.**  
**CONTRACTORS** **ENGINEERS**

December 9, 2013  
Revision 2

Tim Lambe  
Lambe + Associates  
106 Mission Court  
Franklin, TN 37067

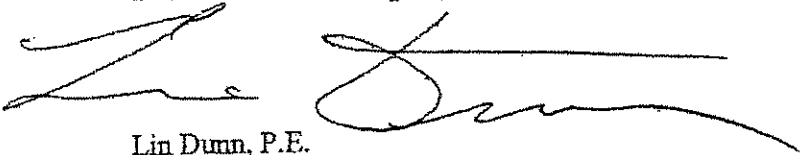
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**RE: Public Works Facility  
Franklin, TN**

The credit available for changing the gypsum wallboard material from Paperless to Type X Firecode in areas with the exception of the east, west and south walls of both floors of Building One is \$2,451.00.

Should this change be made to the project, please authorize a deductive change order in the amount of \$2,451.00.

Sincerely,  
R.G. Anderson Company, Inc.



Lin Dunn, P.E.  
Vice President



1801 WEST END AVENUE • SUITE 1800 • NASHVILLE, TENNESSEE 37203  
(615) 329-1789 • FAX (615) 321-4555



Wall Constructors, Inc.  
P.O. Box 2458  
Lebanon, TN 37088  
Phone: (615) 444-5107  
Fax: (615) 444-5015  
E Mail: tpowell@wall-constructors.com

Wall Constructors, Inc

Cost to stock = \$120.00  
Cost to take down stocked board from 2<sup>nd</sup> fl = \$120.00  
Cost difference of paperless gyp @.24 = \$92.70  
Cost of extra finishing = \$480.00

\$ 813.00

*"Coming together is a beginning; keeping together is progress; working together is success."*

November 27, 2013

Tim Lambe  
Lambe + Associates  
106 Mission Court  
Franklin, TN 37067

**RE: Public Works Facility  
Franklin, TN**

The credit available for changing the gypsum wallboard material from Paperless to Type X Firecode in all areas with the exception of the east and south walls of both floors of Building One is \$3,264.00.

Should this change be made to the project, please issue a deductive change order in the amount of \$3,264.00

Sincerely,  
**R.G. Anderson Company, Inc.**

Lin Dunn, P.E.  
Vice President

Wall Constructors, Inc.  
P.O. Box 2458  
Lebanon, TN 37088  
Phone: (615) 444-5107  
Fax: (615) 444-5015  
E Mail: tpowell@wall-constructors.com

# Wall Constructors, Inc

Cost to stock = \$280.00  
Cost to take down stocked board from 2<sup>nd</sup> fl = \$280.00  
Cost difference of paperless gyp @.24 = \$216.00  
Cost of extra finishing = \$1,120.00

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\$ 1,896.00

\$ 5,160  
1,896

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\$ 3,264

*"Coming together is a beginning; keeping together is progress; working together is success."*

**R.G. ANDERSON COMPANY, INC.**

**CONTRACTORS**

**ENGINEERS**

November 8, 2013

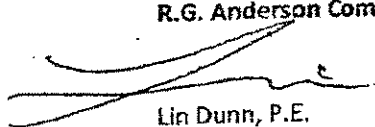
Tim Lambe  
Lambe + Associates  
106 Mission Court  
Franklin, TN 37067

RE: **Public Works Facility**  
**Franklin, TN**

The credit available for changing the gypsum wallboard material from Paperless to Type X Firecode is \$5,160.00.

Should this change be made to the project, please issue a deductive change order in the amount of \$5,160.00.

Sincerely,  
R.G. Anderson Company, Inc

  
Lin Dunn, P.E.  
Vice President



1801 WEST END AVENUE • SUITE 1800 • NASHVILLE, TENNESSEE 37203  
(615) 329-1789 • FAX (615) 321-4555





Wall Constructors, Inc.  
P.O. Box 2458  
Lebanon, TN 37088  
Phone: (615) 444-5107  
Fax: (615) 444-5015  
E mail: tpowell@wall-constructors.com

## Wall Constructors, Inc

Lin

I'm sending you a complete break down on the credit for changing the board to type X firecode. I have also changed the wall studs in bldg. #2 to 18 ga. studs. Credit of \$5,160.00 . can be given back.

Break Down:

Sq. FT of Board: 36,726

Durock & WR Board: 8,308 ( which is about the same price as paperless).

36,726 Board footage

-8,308 Durock & WR Board

28,418 Balance of sq ft of board ( 28,418 x .24 = \$6,820.32 )

18 ga studs in bldg. 2 were \$1,660.32

\$6,820.32 - \$1,660.32 = \$5,160.00

*Tommy Powell*

*Coming together is a beginning; keeping together is progress; working together is success.*

