

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: December 5, 2005

SUBJECT: Human Services Building Capital Project Change Orders

ATTACHMENTS:

- 1) November 23, 2005 Letter from CJMW
- 2) Change Order 005 AIA Form
- 3) Summary of Change Order 005
- 4) November 22, 2005 Letter from CJMW
- 5) Change Order 004 AIA Form
- 6) Summary of Change Order 004

SUMMARY OF REQUEST:

As was noted during the meeting on November 16, 2005, two change orders are proposed for the Human Services Building Capital Project. First, it is proposed that the siding/metal panels for the entrance areas of the building be upgraded to a higher quality product. A letter from CJMW dated November 23, 2005 along with other relevant information is enclosed and provides specific details concerning this proposal. This change order would constitute an "add" of \$33,000 to the project. Second, it is proposed that several changes be made to the parking/driveway area on the side and rear of the building. As the Board will recall, this change is required due to a change in the approval of the project from Duke Power. This change order would constitute an "add" of \$68,259 to the project. The County Manager will discuss this issue in detail during the December 5 meeting. Additional materials concerning this proposal are also enclosed.

COUNTY MANAGER'S RECOMMENDATION/ACTION REQUIRED:

Staff recommends approval of these two proposed change orders for the Human Services Building Capital Project.

November 23, 2005

Mr. David Nicholson
County Manager
Henderson County
100 N. King Street
Hendersonville, NC 28792

Re: Henderson County
Human Services Building
Project No. 04-3020

Dear David:

As requested, we are writing in response to your request for additional information regarding the option for metal siding requested in Bulletin No. 7, Metal Panels:

Bulletin No. 7: Metal Panels

The initial selection for the base bid metal siding was developed using a budget conscious, economical panel system available through the pre-engineered building manufacturer. Upon review of an actual sample, we found a number of issues with the product submitted. Given those concerns, we requested that the contractor pursue other options available through Varco Pruden, the building material supplier, but found none of their current products would provide an acceptable solution. Therefore, we issued Bulletin No. 7 on October 3, 2005 directing the contractor to provide additional samples and cost data for other alternative metal panel systems typical for this commercial application.

The product submitted by the contractor as an alternative is the profile series by Centria Corporation. The Centria product provides several added benefits over the pre-engineered metal building siding submitted as follows:

- a. The product has a thicker material gauge with a profile that provides more rigid, durable construction.
- b. The product has improved weather tight seals with a rain-screen design.

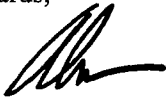
Mr. David Nicholson
November 21, 2005
Pg. 2 of 2

- c. The product has a more durable coating with a better range of color options providing the desired silver selected to match the roof and window framing.
- d. The product is warranted and designed for the horizontal application specified. Applying the siding horizontally lessens the typical metal building appearance and provides a facade more suitable for a government building.

The siding will be located on the walls adjacent to the Public Health entrance and most notably on the ends of each gable roof, providing considerable aesthetic presence to the building. For this and the above reasons, we request your consideration of our recommendation to use the Centria siding as a beneficial alternative.

With the help of the contractor, we are currently exploring other product options to see if any improvement in the quoted additional costs is possible. Please note that this change request is recommended as an option rather than a requirement. Other types of metal siding or stucco, cost comparable to the base bid, can be installed as an adequate alternative if the additional cost is an issue.

Regards,



Alan D. McGuinn, AIA
Principal

cc: Bill Byrnes
Justin Hembree
Allen L. Pace
Michael J. Derrig, AIA
File .8

DRAFT AIA® Document G701™ - 2001**Change Order****PROJECT (Name and address):**

Henderson County Human Services
Building
1220 Spartanburg Highway
Hendersonville, NC 28792

CHANGE ORDER NUMBER: 005**DATE:** November 29, 2005**TO CONTRACTOR (Name and address):**

Cooper Construction Company, Inc.
Post Office Box 806
Hendersonville, NC 28793-0806

ARCHITECT'S PROJECT NUMBER: 04-3020**CONTRACT DATE:** May 16, 2005**CONTRACT FOR:** General Construction**OWNER:** ☐**ARCHITECT:** ☐**CONTRACTOR:** ☐**FIELD:** ☐**OTHER:** ☐**THE CONTRACT IS CHANGED AS FOLLOWS:***(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

See attached.

The original Contract Sum was

The net change by previously authorized Change Orders

The Contract Sum prior to this Change Order was

The Contract Sum will be increased by this Change Order in the amount of

The new Contract Sum including this Change Order will be

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is July 14, 2006

\$	9,417,243.00
\$	-113,427.00
\$	9,303,816.00
\$	33,000.00
\$	9,336,816.00

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.Calloway Johnson Moore & West, P.A.**ARCHITECT (Firm name)**

One Page Avenue, Suite 200, Asheville,
NC 28801

ADDRESSCooper Construction Company, Inc.**CONTRACTOR (Firm name)**

Post Office Box 806, Hendersonville, NC
28793-0806

ADDRESSHenderson County, North Carolina**OWNER (Firm name)**

331 1st Avenue, East, Hendersonville,
NC 28792

ADDRESS**BY (Signature)**Michael J. Derrig, AIA**(Typed name)****DATE****BY (Signature)****(Typed name)****DATE****BY (Signature)**David Nicholson**(Typed name)****DATE**



One Page Avenue : Suite 200
Asheville, North Carolina 28801

p.828.225.7400 : f.828.225.7401
info@cjmwa.com : www.cjmwa.com

Summary of Change Order Number 005
Henderson County
Human Services Building
Project No. 04-3020
November 29, 2005

A. Improved Metal siding product.

Bulletin No. 7: Replace specified metal panel siding product with Centria CS 660
Metal panel siding.

Add \$33,000.00

Total Add \$33,000.00



November 22, 2005

Mr. Michael Merrell
Cooper Construction Company, Inc.
PO Box 806
Hendersonville, NC 28793

Re: Henderson County
Human Services Building
Project No. 04-3020

Dear Mike:

I am writing in response to your letter dated November 7, 2005 regarding Bulletin No. 9 and time extension requests. Bulletin No. 7 will be addressed in a separate letter.

Item 2: Bulletin No. 9, Duke Power Requested Revisions.

On November 18, 2005 we discussed an option to construct the piping for structures 10 and 11 to avoid relocating the structure. Per our discussion you were to pursue this option and re-submit pricing.

Per review with the County we have been requested to direct you to proceed with Bulletin No. 9, Duke Power revisions. Attached is a change order for this work. **Proceed with the work.**

Regarding schedule, the request for an 18-day time extension is acceptable as this work is added scope. We will assume this to be 18-calendar days.

Item 3: Time extension for brick.

The contract document specifically excludes time extensions as a result of weather. Also the appropriate time to order the brick is a means and methods issue. Based upon the above we are not able to recommend a time extension for this request. **Not accepted.**

Item 4: Time extension for rainfall.

The contract documents specifically exclude time extensions as a result of weather. Based on this we are not able to recommend a time extension. **Not accepted.**

Mr. Mike Merrell
Cooper Construction Company
November 21, 2005
Pg. 2 of 2

To date we are recommending time extensions as follows:

Bulletin No. 8	7 calendar days
Bulletin No. 9	<u>18 calendar days</u>
	25 calendar days

Please call if you have any questions.

Sincerely,


Michael J. Derrig, AIA
Project Architect

MJD:bbr

cc: Bill Byrnes
David Nicholson
Allen L. Pace
Alan D. McGuinn, AIA
File .8



AIA® Document G701™ – 2001

Change Order

PROJECT (Name and address):	CHANGE ORDER NUMBER: 004	OWNER: <input checked="" type="checkbox"/>
Henderson County Human Services Building 1220 Spartanburg Highway Hendersonville, NC 28792	DATE: November 23, 2005	ARCHITECT: <input checked="" type="checkbox"/>
TO CONTRACTOR (Name and address):	ARCHITECT'S PROJECT NUMBER: 04-3020	CONTRACTOR: <input checked="" type="checkbox"/>
Cooper Construction Company, Inc. Post Office Box 806 Hendersonville, NC 28793-0806	CONTRACT DATE: May 16, 2005	FIELD: <input type="checkbox"/>
	CONTRACT FOR: General Construction	OTHER: <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)
See attached.

The original Contract Sum was	\$ 9,417,243.00
The net change by previously authorized Change Orders	\$ 45,168.00
The Contract Sum prior to this Change Order was	\$ 9,462,411.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 68,259.00
The new Contract Sum including this Change Order will be	\$ 9,530,670.00

The Contract Time will be increased by Eighteen (18) days.

The date of Substantial Completion as of the date of this Change Order therefore is July 14, 2005

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

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

Calloway Johnson Moore & West, P.A.
ARCHITECT (Firm name)

One Page Avenue, Suite 200, Asheville,
NC 28801
ADDRESS

BY (Signature)

Michael J. Derrig, AIA
(Typed name)

DATE

Cooper Construction Company, Inc.
CONTRACTOR (Firm name)

Post Office Box 806, Hendersonville, NC
28793-0806
ADDRESS

BY (Signature)

(Typed name)

DATE

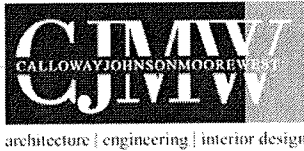
Henderson County, North Carolina
OWNER (Firm name)

331 1st Avenue, East, Hendersonville,
NC 28792
ADDRESS

BY (Signature)

David Nicholson
(Typed name)

DATE



One Page Avenue : Suite 200
Asheville, North Carolina 28801

p. 828.225.7400 : f. 828.225.7401
Info@cjmw.com : www.cjmw.com

Summary of Change Order Number 003
Henderson County
Human Services Building
Project No. 04-3020
November 23, 2005

A. Duke Power Requested Revisions:

Item No. 1: Sitework per Cooper Construction Company, Inc. letter dated
November 7, 2005 Add \$65,338.00

Item No. 2: Metal bollards per Cooper Construction Company, Inc. letter dated
November 10, 2005. Add \$2,921.00

Total Add \$68,259.00

Time Extension – 18 calendar days