

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL MEETING

ITEM NO: G4

HEARING TYPE:
Council Meeting

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: July 2, 2013

SUBJECT: City Hall Annex Renovation - Change Order #15 – Contract Close-Out

DEPARTMENT: Administration

PUBLIC HEARING: YES NO

ATTACHEMENT: YES NO
Pages: 6

INFORMATION CONTACT: Keith Barker
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PURPOSE: To approve the attached Change Order #15 – Contract Close-Out.

NEED/ IMPACT: During the course of preparing for the painting of the annex, there were various locations that required additional attention prior to applying the final top coat of paint. These areas could not have been anticipated prior to preparing the specifications and bid package for the renovation activities. These areas included:

1. 2nd floor ceiling prep – remove all the deleterious material from the cracks in the ceiling bead board in two offices and filling with caulk prior to painting. Approximately 75% of the ceiling area was included in this task.
2. The removal of the loose paint on the porch columns resulted in an irregular surface texture. Paint on the columns would not mask this surface texture. Various products were researched that could be applied on wood in an exterior environment that would be long-lasting and durable. A hydraulic cementations material was utilized. The application of this material occurred over approximately 25% of the column areas.
3. Painting the walking area of the ADA wood ramp with a clear sealant was not included in the contract documents
4. The purchase of additional paint for the “mockups” exceeded the contract requirements
The original “paint/prep” change order submitted by the Macallan Group (see Exhibit A) was for a total of \$3770. Staff disagreed with several change order requests. The final agreed to amount for the “paint and prep” work was \$1576.

During the course of assessing the final contract details, the following contract “credits” were identified:

- Project Engineer addressed concerns with lack of follow-up with sod (grass cutting) and plant maintenance – negotiated with the landscape subcontractor to remove this component from their contract. City Public works staff will perform this maintenance work. The one year plant and tree warranties are unaffected by this settlement. The credit is in the amount of \$700

- The Contingency in the contract came in under the contract amount; credit in the amount of \$550

The final change order with these 2 credits equates to \$326.

RECOMMENDATIONS: Staff recommends acceptance of change order #15, Contract Close-Out in the total amount of a credit of \$326.