

MODIFICATION #1
910 DUBLIN ROAD WINDOWS & EIFS IMP'S
690026-100017, CT #2093, TSS #844

Information to be included in all Legislation Modifying a Contract:

1. **The names, contract compliance no. & expiration date, location by City/State and status of all companies (NPO, MAJ, MBE, FBE, HL1, AS1, or MBR) submitting a competitive bid or submitting an RFP or RFSQ.**

<u>Name</u>	<u>C.C. No./Exp. Date</u>	<u>DAX #</u>	<u>City/State</u>	<u>Status</u>
2K General Company	31-1653018 – 3/13/19	5739	Delaware/OH	MAJ
R.W. Setterlin Bldg. Co.	31-0836188 – 2/24/19	4372	Columbus/OH	MAJ
Miles-McClellan Constr.	31-0987415 – 3/31/17	4557	Columbus/OH	MBE

2. **What type of bidding process was used (ITB, RFP, RFSQ, Competitive Bid).**
Formal, competitive bids were opened on March 15, 2017

3. **List the ranking and order of all bidders.**

1. 2K General Company	\$2,292,258.00
2. R.W. Setterlin Bldg. Co.	\$2,806,080.00
3. Miles-McClellan Constr.	\$2,854,593.60

4. **Complete address, contact name, phone number, and e-mail address for the successful bidder only.**

2K General Company
19 Gruber St., Building B, Delaware, OH 43015
Clayton Morgan, CFO, (740) 417-9195, clayton.morgan@2kgeneral.com
William (Bill) D. Morgan, President
PO065304

5. **A description of work performed to date as part of the contract and a full description of work to be performed during any future phasing of the contract. The planning area should also be listed as well as any street or neighborhood names.**

This project consists of the removal and replacement of existing windows and existing skylight, as well as restoration of the Exterior Insulation Finishing System (EIFS), at the Dana G. "Buck" Rinehart Public Utilities Complex located at 910 Dublin Road, and other such work as may be necessary to complete the contract in accordance with the drawings, technical specifications, and City of Columbus Construction and Material Specifications as set forth in the Invitation For Bid (IFB).

Planning Area: "West Olentangy"

6. **An updated contract timeline to contract completion.**

The Notice to proceed was issued on June 16, 2017, the substantial completion date for the original contract is June 29, 2018 and final completion date is July 28, 2018. The work included in this requested contract modification will require extending the contract substantial completion date to November 30, 2018 and final completion date to December 30, 2018.

7. **A narrative discussing the economic impact or economic advantages of the project; community outreach or input in the development of the project; and any environmental factors or advantages of the project.**

The Division of Water is responsible for providing safe working environments. The building's exterior insulation / EIFS system and windows are in need of repair/replacement. Portions of the insulation system are damaged and pulling away from the substructure, and is prone to water damage in some areas. Windows are past their useful life with some inoperable and others no longer watertight. Improvements to the EIFS and windows are needed to prevent more costly damage to building shell and interior spaces. Installation of new windows with low-E coated insulated glass and replacement of the skylight with insulated light-transmitting panels will provide better insulating qualities and reduce sunny day heat gain resulting in reduced heating and air conditioning costs.

8. **A description of any and all modifications to date including the amounts of each modification and the Contract Number associated with any modification to date. (List each modification separately.)**

No modifications to date.

9. **A full description of the work to be performed as part of the proposed contract modifications. (Indicating the work to be a logical extension of the contract is not sufficient explanation.)**

The proposed contract modification will require the contractor to remove and replace significant portions of the building's exterior insulation/EIFS system in lieu of restoration/repair of the system as specified in the original contract.

10. **If the contract modifications was not anticipated and explained in the original contract legislation a full explanation as to the reasons the work could not have been anticipated is required. (Changed or field conditions is not sufficient explanation. Describe in full the changed conditions that require modifications of the contract scope and amount.)**

The general contractor 2K General Co. encountered existing conditions that were different and significantly worse than was anticipated and identified in the contract documents. The contractor has encountered concealed conditions which will require more extensive demolition and reconstruction than was anticipated or included in the contract documents. The original contract contingency is insufficient to pay for changes that have been identified for the remaining project work. The funds requested for this contract modification will cover the costs of this previously unanticipated work.

11. An explanation of why the work to be performed as part of the contract modifications cannot be bid out. (Indicating the work to be a logical extension of the contract is not sufficient explanation.)

The work included in this modification is an essential part of the work currently being performed in the original contract. This modification keeps the contractor on schedule to finalize the 910 Dublin Road Windows & EIFS Imp's project during the 2018 construction season without the need to extend the project into the next calendar year. The additional cost, risk and liability associated with bidding out this work would well exceed any benefit. The work was not anticipated at the time of bid and determined to be necessary to properly complete elements of work underway on this project.

12. A cost summary to include the original contract amount, the cost of each modifications to date (list each modifications separately), the cost of the modification being requested in the legislation, the estimated cost of any future known modifications and a total estimate of the contract cost.

At this time it is not anticipated any additional contract modifications will be required for this construction contract. As with any construction project being performed, it is possible unanticipated conditions may arise which would require a construction contract modification. At this time, the complete estimated breakdown is as follows:

Original contract amount	\$2,292,258.00
Modification No. 1 (current)	<u>\$ 420,000.00</u>
Total Amount	\$2,712,258.00

13. An explanation of how the cost of the modifications was determined.

With the assistance of the City Project Manager the Design Professional prepared a Request for Proposal document for the additional work. The Contractor responded to this request with a cost proposal for the services. The City Project Manager and the Design Professional reviewed the Contractor's cost proposal and negotiated a cost to perform this work.

14. Subconsultant information

The Contractor, 2K General Co. is currently planning to perform this additional work with their own staff. If the Contractor decides there is an operational need to bring subcontractor(s) on board to complete the contract work he will submit a formal request to add subcontractor(s) through established procedures.