

Project Title: Sewer Maintenance Operations Center (SMOC) Renovations
Project No.: 650510
Construction Contract F30

The names of all companies bidding or submitting an RFP or RFSQ for the original contract:

Messer Construction Company
RWS Building Company
Smoot
Altman General Contractors
Corna/Kokosing Construction Company
Dugan & Meyers Construction Services
Central Ohio Builders

The location by City and State of all companies bidding or submitting an RFP or RFSQ for the original contract:

Messer Construction Company, Columbus, Ohio
RWS Building Company, Columbus, Ohio
Smoot, Columbus, Ohio
Altman General Contractors, Columbus, Ohio
Corna/Kokosing Construction Company, Columbus, Ohio
Dugan & Meyers Construction Services, Columbus, Ohio
Central Ohio Builders, Columbus, Ohio

The status, Majority, MBE, FBE of all companies bidding or submitting an RFP or RFSQ for the original contract:

Messer Construction Company, Majority Firm
RWS Building Company, Majority Firm
Smoot, MBE
Altman General Contractors, Majority Firm
Corna/Kokosing Construction Company, FBE
Dugan & Meyers Construction Services, Majority Firm
Central Ohio Builders, Majority Firm

The name and location of the firm awarded the original contract and the Contract Number:

Messer Construction Company, 3705 Business Park Drive, Columbus OH 43204-5007, EL003474

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:

This contract provides for an extensive renovation and expansion of the Sewer Maintenance Operations Center (SMOC) on Fairwood Avenue. The work includes constructing building additions for office space and vehicle storage, demolition of building interiors and construction of new office space, renovation of building electrical and mechanical systems, installation of a surveillance laboratory and locker rooms, and improvements to parking areas, landscaping, utility services and security facilities.

The original Contract amount of \$12,778,700.00 included a 10% contingency amount of \$1,161,700. As of August, 2005, \$1,160,817.00 of the contingency amount has been committed to additional work (change orders), resulting in a current contract work amount of \$12,777,817.00. The value of contract work completed is \$12,587,874.00, or nearly 99% of the current contract work amount.

An updated contract timeline to contract completion:

The Contract Notice to Proceed was issued July 28, 2003. Completion of construction was to occur on March 9, 2005, and is now expected to occur by December, 2005.

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):
There are no previous modifications.

A full description of the work to be performed as part of the proposed contract modification. (Indicating the work to be a logical extension of the contract is not sufficient explanation):
Modification No. 1: \$908,000.00

This modification provides funding for work to revise and furnish office space necessary to accommodate moving the Division's engineering personnel to the SMOC facility from other locations, and for numerous revisions to the work that are needed to provide a complete and safe facility of optimum utility. The remaining contract contingency is insufficient to fund the additional work. The requested amount is based upon estimates of additional work costs and cost proposals from the contractor, plus a contingency amount to allow for adjustments in the scope in accordance with actual needs, and possible errors in estimates.

Specific additional work items that are beyond current funding, and the estimated costs are:

Revise interior spaces and provide furnishings to accommodate the Division's engineering personnel at the SMOC facility. \$558,000 (cost estimate plus a contingency allowance)

Modifications to the Men's Locker Room - \$15,161 (RFP-026)

Foundation material replacement, additional curb and gutter, and revision of an existing gas line found in the north parking lot and north driveway - \$185,441 (RFP-042)

Additional structural steel costs - \$22,035 (RFP-049)

Additional fire alarm devices in the paint booth and 911 area - \$30,000 (RFP-050, estimate of costs)

Roof framing revisions for equipment at the Surveillance Lab; employee entrance cameras; door and hardware revisions; fire sprinkler revisions; crew room wall construction revisions; striping removal in the existing garage area; safety barrier for electrical equipment; electrical revision in the surveillance lab - \$29,226 (RFP-051)

Installation of wall base in a corridor; revise hardware; additional concrete removal; re-mobilization costs; credit for reduced work at the Parks and Recreation entrance - \$10,340 (RFP-052)

Various issues identified: revision to the specified finish for laboratory fixtures; install vents through roof for flammable materials storage cabinets; provide a new stainless steel 3-bay sink unit for lab; electrical wiring for a pump; additional moving costs for laboratory; additional topsoil; revisions to floor work in surveillance lab; miscellaneous plumbing and HVAC revisions - \$40,000 (estimate of costs)

If the contract modification 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 modification of the contract scope and amount.):

The Division has only recently determined that it would be advantageous to consolidate the Division's sanitary sewer, storm sewer and treatment plant engineering personnel, and locate them at the SMOC facility. This reorganization was not planned at the initiation of the construction contract.

In any construction project, especially a project for renovation of existing facilities, changes to contract work are expected. In this project, the condition of unexposed or concealed features of

the existing site and facilities could not be accurately determined prior to contract work, as the basic facility was originally privately owned, developed originally as a publishing house, and dated from 1940. In addition, specific details of the facilities to be constructed have been reviewed and revised during the course of construction to optimize the utility, safety and maintainability of the facility.

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

It is not deemed either feasible or reasonable to suspend work with the entity currently under contract, and undertake continuation of the work to complete the project under a new procurement. The process for initiating a new procurement would likely cause an additional and lengthy delay in project completion at additional cost, with no benefit to the City.

A cost summary to include the original contract amount, the cost of each modification to date (List each modification 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:

Original Contract	\$12,778,700.00
Proposed Modification No. 1	\$ 908,000.00
Future Anticipated Needs	<u>\$ 0.00</u>
CONTRACT TOTAL	\$13,686,700.00