Minneapolis
Park & Recreation Board

# Resolution 2021-281

Resolution Approving Change Order No. 2 with Meisinger Construction Company, Inc., COM 0003791, for the ADA Improvements – Accessible Toilets Project at the Audubon Recreation Center in the Amount of $29,001.00 for a New Contract Total of $353,943.00

Whereas, The Minneapolis Park and Recreation Board (MPRB) is authorized to contract with public and private entities in the performance of its functions;

Whereas, MPRB entered into Contract No. COM0003791 with Meisinger Construction Company, Inc., on April 7, 2021, for the ADA Improvements – Accessible Toilets Project at the Audubon Recreation Center in the amount of $298,400.00;

Whereas, Change Order No. 1 in the amount of $26,542.00, being within the approved contingency amount, was approved administratively and made a part of the contract with Meisinger Construction Company, Inc.;

Whereas, Change Order No. 2, in the amount of $29,001.00, addresses changes during construction related to existing building conditions and requirements by code officials;

Whereas, MPRB staff and the project consultants have reviewed the costs related to Change Order No. 2 and determined that the costs are prudent and appropriate; and

Whereas, This resolution is supported by the MPRB 2007-2020 Comprehensive Plan, which envisions “Dynamic parks that shape city character and meet diverse community needs;”

RESOLVED, That the Board of Commissioners approves Change Order No. 2 with Meisinger Construction Company, Inc., Contract No. COM0003791, for the ADA Improvements – Accessible Toilets Project at the Audubon Recreation Center in the Amount of $29,001.00 for a New Contract Total of $353,943.00; and

RESOLVED, That the President of the Board and Secretary to the Board are authorized to take all necessary administrative actions to implement this resolution.

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TO: Minneapolis Park and Recreation Board

FROM: Michael Schroeder,

DATE: August 18, 2021

SUBJECT: Resolution Approving Change Order No. 2 with Meisinger Construction Company, Inc., COM 0003791, for the ADA Improvements – Accessible Toilets Project at the Audubon Recreation Center in the Amount of $29,001.00 for a New Contract Total of $353,943.00

**BACKGROUND**

This resolution considers approval of Change Order No. 2 with Meisinger Construction Company, Inc., Contract No. COM0003791, for the ADA Improvements – Accessible Toilets Project at the Audubon Recreation Center, in the amount of $29,001.00 for a new contract total of $353,943.00. (*Attachment A*). Funding for these changes is available in the overall project budget. The acceptance of Bid Alternate #2 when the project was awarded to Meisinger Construction Company, Inc. added the replacement of the existing furnaces, the installation of air conditioning and related HVAC and electrical work, to the ADA improvements project.

**Previously Approved Change Order**

One previous change order has been administratively processed on this project. The total for the change order to date ($26,542.00) is within the 10% contingency ($29,840.00) approved for the project.

Change Order No. 1 (*Attachment B*) included the removal of an unknown floor drain and pipe, added access panels, added drainage, pump, and electrical work related to new furnaces 1 – 3, and removed residue from the previous vinyl floor base throughout the building.

| **Change Order No. 1** | | **Amount** |
|---|---|---|
| 1 | Floor Drain & Pipe Removal | $2,178.00 |
| | Additional Wall Access Panel & Credit for Block Wall | $678.00 |
| | Additional Ceiling Access Panels | $1,491.00 |
| | Floor Trenching for Furnace #6 Condensate | $9,703.00 |
| | Condensate Pumps, Drains, and Electrical for Furnaces #1, #2, and #3 | $7,168.00 |
| | Removal of Vinyl Base Residue | $5,324.00 |
| | **Change Order No. 1 Total** | **$26,542.00** |

**Proposed Change Order No. 2** in the amount of $29,001.00 includes:

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1. Plumbing and Equipment Modifications for Furnaces #4, #5, and #6 and New Gas Water Heater: Existing building conditions needed to be modified to accommodate the new high-efficiency furnaces and new condensing units; additional piping, floor drains, and condensate pumps were installed to meet these needs for units #4, #5, and #6. During construction, code officials required a duct and furnace change for Office 103, and an insulated duct in the mechanical and storage space. Additionally, code officials required a new gas water heater to be installed, noting the existing water heater posed a hazardous condition due potential backdraft of combustion products from the way it was vented. $18,843.00;
2. Relocate and Protect Waterline at Women's Restroom: An existing water line in the recreation center was routed above the existing electrical cabinets in the mechanical room. This condition was flagged by code officials as needing to be changed. The water line is now run through the adjacent exterior women's restroom and is protected by a covering from vandalism and damage. $3,159.00;

3. Moisture Mitigation Primer for Epoxy Floor: New epoxy flooring was installed throughout the recreation center with the acceptance of Bid Alternate #1. Prior to the application of the new flooring, however, moisture levels of the rec center's existing concrete floor were found to be higher than recommended manufacturer's limits, and a moisture-mitigation primer needed to be installed prior to the new epoxy floor's installation. $6,999.00.

| **Change Order No. 2** | | **Amount** |
|---|---|---|
| **2** | Piping & Venting for Furnaces #4 & #5 and Water Heater | $18,843.00 |
| | Relocate/Protect Water Line | $3,159.00 |
| | Moisture Mitigation Primer | $6,999.00 |
| | **Change Order No. 2 Total** | **$29,001.00** |

**Contract Summary**

| | |
|---|---|
| **Original Contract Amount** | **$298,400.00** |
| Total Change Orders to date | $26,542.00 |
| **Total Contract Amount to date** | **$324,942.00** |
| **Proposed Change Order No. 2** | **$29,001.00** |
| **Proposed New Contract Amount** | **$353,943.00** |

The new substantial completion date for the project will be 8/27/2021.

**FUNDING / COST SUMMARY**

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| | | |
|---|---|---|
| **Sources** | | **$392,735.00** |
| NPP20 ADA Rehabilitation Fund | $217,706.00 | |
| NPP20 HVAC Rehabilitation Fund | $136,801.00 | |
| NPP20 General Building Rehabilitation Fund | $38,228.00 | |
| | | |
| **Uses** | | **$392,735.00** |
| MPRB Project Management | $14,920.00 | |
| Design and Engineering | $23,873.00 | |
| Construction Contract – Meisinger Construction Company, Inc. | $298,400.00 | |
| Change Order No. 1 | $26,542.00 | |
| *Change Order No. 2* | *$29,001.00* | *Pending Board Approval* |
| | | |
| **Remainder** | | **$0.00** |

**RECOMMENDATION**

Staff recommends approval of Change Order No. 2 with Meisinger Construction Company, Inc., Contract No. COM0003791, for the ADA Improvements – Accessible Toilets Project at the Audubon Recreation Center, in the total amount of $29,001.00 for a new contract total of $353,943.00.

This action is supported by the following vision and goal statements in the MPRB 2007-2020 Comprehensive Plan:

**Vision Theme 3** Dynamic parks that shape city character and meet diverse community needs

**Goal:** Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty

**Goal:** Financially independent and sustainable parks prosper

**ATTACHMENTS:**

- Attachment A - Audubon CO#2(PDF)
- Attachment B - Audubon CO #1 (PDF)

Prepared By: Allison Dahlin, Rehabilitation Project Manager, Design and Project Management
Review:
Cindy Anderson Completed 08/05/2021 12:04 PM
Cliff Swenson Completed 08/05/2021 12:08 PM

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| | | |
|---|---|---|
| Michael Schroeder | Completed | 08/05/2021 4:40 PM |
| Jennifer Ringold | Completed | 08/06/2021 3:17 PM |
| Al Bangoura | Completed | 08/10/2021 8:07 AM |
| Minneapolis Park and Recreation Board | Pending | 08/18/2021 5:00 PM |