



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 9/27/2016

File #: 16-349, Version: 1

SUBJECT: CONSENT

A Resolution Approving a Change Order Request for Town Hall Sand-Stone Selection at Main Entrance and Electrical Code Issue in the amount of \$105,000.00.

DEPARTMENT: Public Works

PRESENTER: Russell Pennington, Public Works Deputy Director
Raelynn Ferrera, Public Works Project Coordinator

FISCAL INFORMATION:

Cost as Recommended:	\$105,000.00
Balance Available:	\$184,751.42
Fund:	Public Facilities Impact
Budget Line Item Number:	310.70.110.605000.100151
New Appropriation Required:	Yes

STAFF RECOMMENDATION: Approve Resolution authorizing execution of said Change Order, appropriating additional funds and authorizing Staff to expend funds.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: On August 9, 2016, The Board of Trustees consensus was to approve the "Red Sandstone Option" for the Town Hall Entrance. The additional cost for the sandstone option to be used in place of the brick option is \$75,000.00.

During the installation of the electrical breakers for the lighting in Phase I of the Town Hall Remodel, it was discovered that the electrical system throughout the building was not up to the current building code.

The current contract assumed that the electrical system met the current building code, however in this case once the electrician began the work, three significant issues were discovered:

1. Several circuits had been changed to emergency circuits during previous construction.
 - The building code does not allow electrical panels to be used as race ways for emergency circuits.
2. The proper number of neutral circuits are not installed.
 - The building code requires a minimum number of neutral circuits installed for every active circuit to allow for surge protection.
3. Several existing raceways have exceeded capacity.
 - The existing wiring in the raceways creates an electrical current, and the current amount running through the raceways is creating more friction than allowed per the building code.

Our Contractor, Fransen Pittman has worked with the electrical sub-contractor to obtain a time and material not to exceed proposal to resolve the issue for the entire building, bringing all of Town Hall into compliance.

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The not to exceed amount for the additional electrical work is \$30,000. This additional amount will be added to the existing contract and will be performed under the original contract terms as a change order. All remaining funds will be returned to the Town.

ATTACHMENTS:

None