

## Information for Town Council Meeting on November 8, 2022

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TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

VIA: Jane Le Clainche, CPA, Director of Finance

FROM: Dean Mealy, II CPPO Town Purchasing Manager

RE: Resolution Approving a Change Order to Hedrick Brothers Construction Company Inc. for the North Fire Station Rehabilitation Phase 1 GMP in the Amount of \$2,417,019 for a total Purchase Order of \$3,402.083 which encompasses the previously awarded Resolution No. 133-2021 and Resolution No. 161-2021 and establishing a Project Budget to date of \$3,810,227; **Resolution No. 145-2022**

DATE: 26 October 2022

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### **STAFF RECOMMENDATION**

Staff recommends Town Council approve a Change Order to Hedrick Brothers Construction Company Inc. for the North Fire Station Rehabilitation Phase 1 GMP in the Amount of \$2,417,019 for a total Purchase Order of \$3,402.083 which encompasses the previously awarded Resolution No. 133-2021 and Resolution No. 161-2021 and establishing a Project Budget to date of \$3,810,227.

### **SUMMARY EXPLANATION/BACKGROUND**

Town Council approved Resolution No. 133-2021 (\$858,759) - Project Budget

- Approving Hedrick Brothers Construction Company Inc. as the CMAR
- Demolition in the interior of the building.
- Construction development drawings and GMP
- Temporary site work and temporary dormitory facility setup.
- Procure and install covered canopy, temporary electric, backup power and fencing.

Town Council approved Resolution No. 161-2021 (\$534,449)

- Direct Owner Purchase to American Modular for a temporary trailer to house the Fire Department staff during the rehabilitation project.
- Additional site work and paving for temporary facility.
- Bunker gear storage.
- Location System for temporary facility

North Fire Station Rehabilitation Phase 1 GMP in the amount of (\$2,417,019)

- Demolition at doors and windows.

- Corrective measures and reconstruction for door and window openings.
- Placement of order on doors and windows from Tischler - long lead times
- Installation and weatherproofing of new doors and windows.

The project intent was to award an initial CMAR phase for exploratory and development of drawings to establish a full GMP for construction. Due to long lead items, unknowns being discovered during demolition and procurement of subcontracting being difficult it has been determined that multiple GMP's being submitted in phases is more practical and efficient to maintain the rehabilitation progress and secure current material prices.

The Phase 1 GMP will include long lead item purchases, corrective measures in the openings, installation/weatherproofing of windows along with general conditions. The Phase 2 GMP will include the remainder of the construction to complete the rehabilitation project. The Phase 3 GMP will include the final outfitting or Fixtures, Furniture and Equipment (FFE) for the project.

### **METHOD OF PROCUREMENT**

Town Engineering, Town Procurement and Hedrick have worked with known suppliers of the doors and windows. Hedrick Brothers has competitively bid and advertised the corrective measures work.

### **FISCAL IMPACT/FUNDING SOURCE**

The total budgeted funding for this program from the Capital Improvement Fund was in the amount of \$8,000,000. The remaining budget after approval for the Phase 1 GMP will be \$4,189,773. Following the submittal of the Phase 2 GMP for full construction the remaining funding may not be sufficient and a budget amendment with a determination of a source of funding will need to be considered. The Phase 3 GMP will be discussed as the project moves forward with a source of funding that will need to be identified.

### **USER DEPARTMENT CONCURRENCE**

The Public Works Department is in full concurrence with this recommendation.

### **DUE DILIGENCE**

Due Diligence was conducted to determine vendor responsibility, including corporate status and that there are no performance and compliance issues.

### **TOWN ATTORNEY REVIEW**

This format has been utilized by the Town in previous recommendations and was approved by the Town Attorney.

