



## Memorandum

**To:** Honorable Mayor and Members of the City Council  
Administration and Public Works Committee

**From:** David Stoneback, Public Works Agency Director  
Lara Biggs, Bureau Chief – Capital Planning / City Engineer  
Stefanie Levine, Senior Project Manager

**Subject:** Approval of Change Order #4 for Gibbs Morrison Site Improvements  
Bid No. 17-43

**Date:** January 8, 2018

### Recommended Action:

Staff recommends that City Council authorize the City Manager to approve Change Order #4 for the Gibbs Morrison Site Improvement Project (Bid No. 17-43) with Copenhaver Construction, Inc. (75 Koppie Drive, Gilberts, IL) which extends the contract deadline from December 28, 2017 to June 15, 2018.

### Funding Source:

There is no additional project funding required as a result of this change order.

### Livability Benefits:

**Built Environment:** Enhance public spaces and manage water resources responsibly  
**Education, Arts &**

**Community:** Incorporate arts and cultural resources and promote a cohesive and connected community

**Health & Safety:** Enhance resiliency to natural and human hazards

**Natural Systems:** Create and maintain green infrastructure

### Background Information:

Over the past several months, Copenhaver Construction, Inc. (Copenhaver) has been working to construct stormwater, lighting and landscaping improvements at the Gibbs Morrison Cultural Center, located at 1823 Church Street. During the construction process, Copenhaver encountered a number of unforeseen field conditions including unmarked fiber optic utility lines, unmarked geothermal heating lines, and an existing house foundation, all of which were in conflict with their proposed work. These unforeseen conditions created a series of project delays beyond Copenhaver's control, resulting in the need to extend the project's completion deadline. As much of the

landscaping work cannot be installed until late spring, the project's consulting landscape architect recommends that the contract be extended until mid-June 2018.

Analysis:

A summary of prior change orders to date is as follows:

Change Order #1 – removal of discovered building foundations (\$15,750.00).

Change Order #2 – 28 day calendar extension to address discovered fiber optic utility lines (11/30/17 to 12/28/17).

Change Order #3 – modification of the proposed storm sewer installation to address conflicts with discovered geothermal and fiber optic utility lines (\$6,400.00).

Staff has reviewed the request for extension associated with Change Order #4 and finds it acceptable. Please note that to assist with site management and access along the public right of way over the winter, the contractor has worked with the City to better contain and reduce the project's construction limits.

Legislative History:

08/14/2017, City Council approved Copenhaver's construction contract (Item A3.6)

Attachments:

Change Order #4

**CITY OF EVANSTON  
CHANGE ORDER**

**Order No.** 004  
**Date:** 01/08/2018  
**Agreement Date:** 08/28/2017

**PROJECT:** Gibbs Morrison Cultural Center Site Improvements, Bid #17-43  
**OWNER:** City of Evanston  
**CONTRACTOR:** Copenhaver Construction, Inc.

The following changes are hereby made to the **AGREEMENT**:

1. Extend construction contract through June 15, 2018.

Change to **CONTRACT PRICE**: \$0.00

Original <b>BASE CONTRACT PRICE</b> :	\$ 361,345.00
Original <b>CONSTRUCTION ALLOWANCE</b>	\$ 10,000.00
Original <b>TOTAL CONTRACT PRICE</b> :	\$ 371,345.00
Current <b>CONTRACT PRICE</b> adjusted by previous <b>CHANGE ORDERS</b>	\$ 383,495.00
Total change in <b>CONTRACT PRICE</b> for this <b>CHANGE ORDER</b>	\$ 0.00
The <b>CONTRACT PRICE</b> including this <b>CHANGE ORDER</b> will be	\$ 383,495.00

Change to **CONSTRUCTION ALLOWANCE** \$0.00

Original <b>CONSTRUCTION ALLOWANCE</b>	\$ 10,000.00
Current <b>CONSTRUCTION ALLOWANCE</b>	\$ 0.00
This <b>CHANGE</b>	\$ 0.00
<b>CONSTRUCTION ALLOWANCE</b> balance	\$ 0.00

Original Date for Contract Completion	<u>11/30/2017</u>
Current Date for Contract Completion	<u>12/28/2017</u>
Time Extension (in calendar days)	<u>169 days</u>
Modified Date for Contract Completion	<u>06/15/2018</u>

Approved by (Owner): \_\_\_\_\_  
City of Evanston Date

Accepted by (Contractor): \_\_\_\_\_  
Copenhaver Construction, Inc. Date