



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item Number: IO

Title:

Recommendation to approve a Resolution Authorizing the Director of Public Works to Execute Change Order Nos. 1 and 2 for the City Hall Façade Improvement Project to Walker Consultants

Presenter:

Peter Suhr, Director of Public Works
AJ Reineking, Public Works Manager

Meeting: City Council

Date: June 15, 2020

Proposed Cost: \$33,500

Budgeted Amount: \$33,500

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

Walker Consultants have been the City’s consultant engineers for the façade improvements project at City Hall. They have been onsite to observe the work of the contractor, Berglund Construction, and working with Berglund to troubleshoot issues as they are identified.

Not unexpectedly, water leaks, air gaps, or other previously unidentified deficiencies to the substructure have been discovered throughout the course of the work. This is partly due to gaining access to elevations of the building through the use of scaffolding that was previously inaccessible, and also due to the nature of the inspection process as caulk, wall panels, bricks and lintels are removed for maintenance.

Berglund, Walker, and City Staff have been working closely to ensure that all critical items are appropriately addressed. As a result, Walker has identified two items that represent changes to their original scope of work.

1. Roof Inspection: \$6,200 – Conduct a thorough inspection of the roof on the tower structure, including a water test as well as inspection at openings in six strategic locations and the inspection of walls and gutters.
2. Structural Engineering Services: \$4,300 – When the marble panel was removed from the south façade of the building, it was identified that the steel substructure was rust packed and required additional support to reattach the panel. Walker will perform structural calculations and complete a design to be executed for the successful reinstallation of the panel.

Staff feels that it is important to continue to advance this project to ensure the structural integrity of the building, but also to avoid a second project near-future requiring a costly and obtrusive mobilization.

A budget addition is not requested for this increase. Changes will be paid for from Public Works Operational budgets.

Attachments *(please list):*

*Change Orders 1 and 2

Recommendation/Suggested Action *(briefly explain):*

Recommendation to award changes in the scope of services to Walker Consultants for the City Hall Façade Improvements Project, bringing their total not to exceed fee \$33,500.

2895 Greenspoint Parkway, Suite 600
 Hoffman Estates, IL 60169

 847.697.2640
 walkerconsultants.com

Project: 31-8553.10 – St. Charles City Hall Façade Repairs 2020

Additional Labor - Construction Administration Phase

TO:	City of St. Charles 2 Main Street St. Charles, IL 60174	FROM:	Walker Consultants 2895 Greenspoint Parkway, Suite 600 Hoffman Estates, IL 60169
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DATE CREATED:	06/08/2020	CREATED BY:	Kristen Navaid (Walker Consultants)
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CONTRACT FOR: St. Charles City Hall Façade Repairs 2020

DESCRIPTION: During a water test by Walker Consultants and Berglund Construction to verify that the newly installed sealant and pre-formed silicone strips at the exterior skylight are water-tight, a leak at the interior clock tower roof level was identified. Berglund was able to gain access inside the clock tower to take representative photos of the overall conditions.

Walker Consultants proposes the following services to identify the source(s) of water infiltration and assess the roofing condition:

Perform a one-day investigation of the roofing system of the clocktower at St. Charles City Hall to include:

- 1) Isolated water testing at the clocktower roofing of elements such as the internal gutter, flashings, etc. as deemed appropriate.
- 2) With the assistance of a roofing contractor, review the following inspection opening locations (See attached photographs identifying locations):
 - a) Small roof surface on the exterior of the clock tower
 - b) Remove one of the interior panels behind a marble screen
 - c) Flashing at the masonry piers inside the tower
 - d) Horizontal surface membrane at outer perimeter inside the tower
 - e) Membrane inside the gutter
 - f) Remove one octagonal segment of plywood decking and membrane to be able to evaluate the condition of the plywood decking and framing below.
- 2) Attempt to identify how the internal gutter discharges and review visible portions of the drain line for defects.
- 3) Perform a review of readily visible representative portions of the exterior walls (both interior and exterior) of the clock tower via scaffolding platforms and ladder inside the clocktower.
- 4) Provide a letter report with conceptual recommendations for repair/replacement of components.

We propose to provide these services for \$6,200.00 Lump Sum as a Change Order to the current contract for St. Charles City Hall Façade Repairs 2020.



CHANGE ORDER 001 FOR ADDITIONAL SERVICES

The original Contract Sum was \$ 23,000.00
The net change by previously authorized Change Orders \$ 0.00
The Contract Sum prior to this Change Order was \$ 23,000.00
The Contract Sum will be increased by this Change Order in the amount of \$ 6,200.00
The new Contract Sum including this Change Order will be \$ 29,200.00

Kristen Navaid, AIA, NCARB
Walker Consultants
2895 Greenspoint Parkway, Suite 600
Hoffman Estates, IL 60169

The City of St. Charles
2 Main Street
St. Charles, IL 60174

Kristen Navaid 06/08/20
SIGNATURE DATE

SIGNATURE DATE



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CITY OFFICE
CLOSED
FOR MORE
INFORMATION VISIT
STCHARLESIL.GOV

RESERVED
PARKING
[Wheelchair symbol]

\$250 FINE



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Project: 31-8553.10 – St. Charles City Hall Façade Repairs 2020

Additional Labor - Construction Administration Phase

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DATE CREATED:	06/08/2020	CREATED BY:	Kristen Navaid (Walker Consultants)
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CONTRACT FOR: St. Charles City Hall Façade Repairs 2020

DESCRIPTION: A portion of a cracked marble panel at the second level, south elevation had been removed for investigation. Rust packing on the steel column behind the panel was identified. Anchorage for the marble panel was not identified. Additional information was presented in field reports dated May 12, 2020 and May 26, 2020.

Walker Consultants proposes the following services to design support anchorage and structural repairs to both the marble panel investigated and marble panel directly above the one investigated, also exhibiting a crack due to the corroding steel column.

- 1) Perform limited structural calculations for design of lateral anchorage.
- 2) Prepare an elevation and section details for repair. Details to include:
 - a) Extent of demolition
 - b) Repairs to concealed steel column
 - c) Anchorage types, sizes and spacing
 - d) Joint finishes
 - e) Pertinent information regarding products or installation related to these repairs will be included on the detail sheets.
- 2) Perform two (2) field visits to specifically review the steel and marble panel repairs. These field visits are in addition to the eight (8) progress visits included in the original scope of services.
- 3) Prepare a field report for each of the two (2) field visits.

We propose to provide these services for \$4,300.00 Lump Sum as a Change Order to the current contract for St. Charles City Hall Façade Repairs 2020.



CHANGE ORDER 002 FOR ADDITIONAL SERVICES

The original Contract Sum was	\$ <u>23,000.00</u>
The net change by previously authorized Change Orders	\$ <u>6,200.00</u>
The Contract Sum prior to this Change Order was	\$ <u>29,200.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$ <u>4,300.00</u>
The new Contract Sum including this Change Order will be	\$ <u>33,500.00</u>

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The City of St. Charles
2 Main Street
St. Charles, IL 60174

Kristen Navaid 06/08/20
SIGNATURE DATE

SIGNATURE DATE

**City of St. Charles, Illinois
Resolution No. _____**

**A Resolution Authorizing the Director of Public Works to Execute
Change Order Nos. 1 and 2 for the City Hall Façade Improvement
Project to Walker Consultants**

**Presented & Passed by the
City Council on _____, 2020**

WHEREAS, by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, a home rule municipality in the exercise of its home rule powers, that the Director of Public Works is authorized to execute Change Order Nos. 1 and 2 in favor of Walker Consultants for work associated to the City Hall Façade Improvement Project Contract, a copy of said change order being attached hereto and made a part of this Resolution. It is determined that the circumstances necessitating this change order were not foreseeable at the time the original contract was signed, the change order is germane to the original contract as signed, and the change order is in the best interest of the City and authorized by law.

WHEREAS, that the City Clerk of the City of St. Charles is hereby directed to forward a certified copy of this Resolution to Walker Consultants; with a copy to the Director of Public Works.

NOW THEREFORE, be it resolved by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois.

PRESENTED to the City Council of the City of St. Charles, Illinois, this _____ day of June, 2020.

PASSED by the City Council of the City of St. Charles, Illinois, this _____ day of June, 2020.

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of June, 2020.

Raymond P. Rogina, Mayor

Resolution No. _____

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ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain: