



AGENDA
ITEM 5n
DATE 1-11-10

City Council Report

Date: January 11, 2010
To: City Council
Through: Jack Friedline, Deputy City Manager
From: Beth Huning, City Engineer
Subject: Arizona Museum for Youth Expansion
Project No. 06-053-001
Council District No. 4

Purpose and Recommendation

The purpose of this report is to request Council's approval of an increase to the contract amount to pay for unforeseen conditions discovered during construction of the Arizona Museum for Youth Expansion project.

It is recommended that Council increase the current contract amount by \$33,220.00 to cover the additional costs to complete the work.

Background

Council awarded the contract for this project on September 21, 2009, in the amount of \$112,290.00 plus an additional amount of \$11,229.00 for potential change orders. The total approved contract amount was \$123,519.00.

Discussion

The Museum expansion project included the completion of one sixteen (16) foot wide opening and two twelve (12) foot wide openings in the existing brick wall which was part of the original early 1950s building exterior. During the project construction, it was discovered that a portion of the existing walls to be removed are actually 13 to 19-inch varying thickness solid brick, not a 12-inch thick concrete wall with brick veneer as was originally thought. The openings are needed in the existing walls in the lobby to improve circulation for Museum patrons and to provide a higher visibility for the admissions desk and the new gift shop. The structural engineer was notified of the change in existing wall conditions and became concerned the structural support shown in the construction plans for the three openings would not be sufficient. Brick requires

more structural support to keep the bricks from becoming loose and falling. As a result, revised structural drawings were provided and the cost for the required structural changes is \$30,413.00.

Also, it was found during construction that the admissions desk could not simply be removed as planned from its current location without modifying the existing flooring. The flooring tiles were thought to extend continuously under the existing admissions desk; however, the existing flooring tiles were terminated at the edges of the admissions desk thus leaving a bare concrete floor after the admissions desk is removed. New carpet is proposed to be installed in this area and will match the adjacent new carpet in the Exhibit Hall area. The cost for the required flooring changes is \$2,806.00.

The total cost for the structural and flooring changes is \$33,220.00, which is in excess of the total authorized funding. The original change order allowance of \$11,229.00 is needed to address other change orders in this 50+ year old building as the remodeling is completed.

Alternatives

An alternative would be to not install the wall openings and flooring changes needed to reconfigure the space in the Museum. This alternative is not recommended since the Museum needs these changes to improve circulation for Museum patrons.

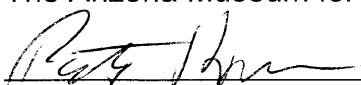
Fiscal Impact

In accordance with the City policy on Construction Change Orders, the Council is asked to approve this increase in the contract amount of \$33,220.00. With this increase the total contract amount will become \$156,739.00. Funding is available by the Approved FY09/10 Arts and Cultural Capital Program, Impact Fee Funds.

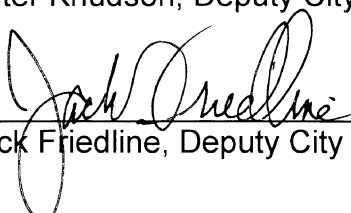
Prior to bidding this project was originally estimated to cost \$192,000. Due to the current economic conditions, the project bid was substantially less than the budgeted funding (\$68,481 difference). There is more than adequate funding available through the impact fees to pay for these unforeseen conditions.

Coordinated With

The Arizona Museum for Youth concurs with this recommendation.


Peter Knudson, Deputy City Engineer


Beth Huring, City Engineer


Jack Friedline, Deputy City Manager