



City Contract # 9663 Project ID # 50022024.05.01.02

Project Title Redmond Senior & Community Center Project Change Order # 01

Description of Change Geo-Pier Design and Mass Timber Procurement

1. Scope of Work: The following changes are hereby incorporated into the work.

This Change Order adds two new tasks to the Preconstruction Contract, as described in Exhibit #1 to this Change Order #01:

New Task 5 – Aggregate Pier Delegated Design

New Task 6 – Procure Mass Timber

2. Cost Summary: The new Contract Amount is as follows.

Original Contract Amount:	\$ 360,550.00
Previous Change Orders:	0
This Change Order:	\$ 1,310,000.00
New Contract Amount:	\$ 1,670,550.00

3. Schedule Summary: The new Contract Completion Date is as follows.

Original Contract Completion Date	12/31/2022
New Contract Completion Date	12/31/2022

All terms and conditions defined in the contract documents and change orders issued to date remain in effect unless stated herein.

Agreed this date:

Contractor

City

By: _____

By: _____

Signature

Signature

Printed Name

Printed Name

Signed this date: _____

Exhibit #1

Change order # 01, Scope of Services

Recognizing the supply chain issues in the current construction environment resulting will have potential schedule impacts and added costs if the procurement of key project components is delayed, the City is directing the GC/CM to commence the following alternative construction options for cost savings: (a) secure bids and award the design of the aggregate piers and (b) procure mass timber components. The lead time for these project elements is substantial and will require added effort to confirm their arrival on the project with no or minimal impact to the project schedule.

The City is adding the following 2 tasks to the Preconstruction Contract which will be paid as reimbursable expenses. There is no change to the Contract Completion Date as a result of this Change. No physical construction activity may take place under these new tasks.

Add new Task 5 – Aggregate Pier Delegated Design

The GC/CM will secure bids for the delegated design and installation of the aggregate piers in accordance with the Design Documents prepared by Opsis Architecture. The GC/CM will review bids with the City before awarding the subcontract. The cost for design of the aggregate piers bids will be compensated through this Preconstruction Agreement Change Order. The costs for installation of the piers will be included in the GC/CM construction contract to be executed later if the parties are able to successfully negotiate a MACC.

The budget for design and installation of the aggregate piers is estimated at \$500,000 plus mark-ups and sales tax. The mark-ups for this item will be included and paid for through the GC/CM construction contract if the parties are able to successfully negotiate a MACC. The budget for design and this new Task 5 is \$10,000.

Add new Task 6 – Procure Mass Timber

The GC/CM will secure bids and procure the mass timber components in accordance with the Design Documents prepared by Opsis Architecture. The GC/CM will review bids with the City before awarding the purchase order. As a result of current construction market conditions, the GC/CM may be required to pay a deposit when it executes the purchase order for mass-plywood-paneling (MPP) materials.

The cost of the MPP materials is estimated at \$1,300,000 plus mark-ups and sales tax. Mark-ups will be paid through the GC/CM construction contract if the parties are able to successfully negotiate a MACC. The budget for this new Task 6 is \$1,300,000.

The GC/CM is authorized to spend up to 20% of this Task 6 budget for a deposit to the MPP supplier. Upon written approval from the City, GC/CM is authorized to spend additional funds to begin MPP fabrication if required before agreement on the MACC. Any remaining Task 6 budget not spent during the pre-construction phase may roll over into the GC/CM Construction Contract if the parties are able to successfully negotiate a MACC.