AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Amendment to Contract Agreement; Christopher Klein

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: BOCC and Christopher Klein Construction

Term Begins: **Term Ends:** 5/25/2018 **Grant Contract #:** 2017-01-021

Summary:

The CSHF will be including an additional task of the Storefront Window Rehabilitation as part of the Ohio City Town Hall, Interior and Exterior Rehabilitation. Phase 2. All other tasks in Phase II have been completed and the project has come under budget. There are remaining funds that can be

Fiscal Impact:

Submitted by: Office of the County Attorney **Submitter's Email Address:** rmagruder@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 11/17/2017

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 11/16/17

Reveiwed by: Discharge Date: 11/16/2017 Certificate of Insurance Required Yes (●) No ( )

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 11/17/2017

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 11/21/2017

Revised April 2015

AMENDMENT TO CONTRACT AGREEMENT

THIS AMENDMENT TO CONTRACT AGREEMENT ("Amendment") modifies that certain Contract Agreement by and between the Board of County Commissioners of the County of Gunnison, Colorado and Christopher Klein Construction, Inc., a Colorado corporation, dated April 18, 2017 and assigned Gunnison County Legal Instrument No: 2017- 43.

The Contract Agreement was entered into for the project titled: *Ohio City Town Hall Phase II, Interior and Exterior Rehabilitation.*

This purpose of this Amendment is to include the additional task of the Storefront Window Rehabilitation and modifies the Contract Agreement as follows:

1. Scope of Work. Relevant to paragraphs 3 and 5, and Appendix "A" titled: *Contractor's Bid Proposal* of the Contract Agreement, the Scope of Work shall include the additional task of the Storefront Window Rehabilitation.

   Item 1, *Window and Door Rehabilitation* identified under the Bid Schedule in Appendix "A" shall be increased to include an addition of Fourteen Thousand Four Hundred Ninety and No/100 U.S. Dollars ($14,490.00) for the Storefront Window Rehabilitation as identified in Attachment "1" titled: *Christopher Klein Construction, Inc., Estimate # 2017-06, Gunnison County, Ohio City Town Hall, COR 04 Storefront Window Repair* attached hereto and incorporated herein by reference. The total amount for Item 1, *Window and Door Rehabilitation,* shall be increased from Seventeen Thousand Three Hundred Eighty Four and No/100 U.S. Dollars ($17,384.00) to Thirty One Thousand Eight Hundred Seventy Four and No/100 U.S. Dollars ($31,874.00).

   The total amount of compensation identified in Paragraph 5 and in the Total Bid Schedule Amount in Appendix "A" of the Contract Agreement shall be increased from Seventy Three Thousand Four Hundred Eighty Nine and No/100 U.S. Dollars ($73,489.00) to Eighty Seven Nine Hundred Seventy Nine and No/100 U.S. Dollars ($87,979.00) which does not include approved change order adjustment amounts to date as identified in Attachment "2" attached hereto and incorporated herein by reference, for a total revised contract amount of Ninety Nine Thousand Four Hundred Fifty Six and 33/100 U.S. Dollars ($99,456.33).

2. Work Completion Date. All work identified in the Contract Agreement's Scope of Work has been fully and timely completed. With the addition of the Storefront Window Rehabilitation the work completion date shall be extended. Relevant to Paragraph 4 of the Contract Agreement, the current work completion date for the completion of the Scope of Work was October 31, 2017. The work completion date for the additional task of the Storefront Window Rehabilitation is hereby extended to May 25, 2018.

3. CSHF Approval. The Colorado State Historical Fund ("CSHF") has provided funds for the project titled: *Ohio City Town Hall Phase II, Interior and Exterior Rehabilitation*, the subject matter of the Contract Agreement. The CSHF has informally approved the additional task of the Storefront Window Rehabilitation and utilization of the unused funds allocated within the project budget in the amount of Fourteen Thousand Four Hundred Ninety and No/100 U.S. Dollars ($14,490.00). This Amendment is contingent upon receiving formal approval from the CSHF. Contractor shall not proceed until Gunnison County receives formal approval.

4. Reaffirmation and Ratification. Except as modified herein, the terms and conditions of the Contract Agreement shall be and hereby are reaffirmed and ratified.

This Amendment to the Contract Agreement shall be effective nunc pro tunc October 31, 2017.

APPROVED this ____ day of _____, 2017.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Phil Chamberland, Chairperson

ATTEST:

_____
Deputy County Clerk

CHRISTOPHER KLEIN CONSTRUCTION, INC.,
a Colorado corporation

By: _____
Christopher Klein, President

ATTACHMENT 1

CHRISTOPHER KLEIN CONSTRUCTION, INC.
Estimate #: 2017-06
Customer Name: Gunnison County
Project Name: Ohio City Town Hall, COR 04 storefront window repair

14,490 Total Proposal

Description	Quan	UM	Labor Mhr/U	Labor Mhrs	Labor CC	Labor $ Amount	Material Unit	Material Amount	Equipment Unit	Equipment Amount	Sub Amount	Subtotal	Bond and 18%OH 8%pr Total with OH &P (26%)
Save this line				0		0		0		0			
				0		0		0		0		0	0
Materials for repair	1	lot		0		0	2000.00	2 000		0		2,000	2520
Glass	1	ls		0		0		0		0	500	500	630
				0		0		0		0		0	0
Tenting/heat/protect	1	ls	20	20	I	900	100.00	100		0		1,000	1260
				0		0		0		0		0	0
				0		0		0		0		0	0
Labor Curtis crew	2.0	wks	40	80		8,000		0		0		8,000	10080
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
Permit				0		0		0		0		0	0
Supervision				0		0		0		0		0	0
Common labor/clean				0		0		0		0		0	0
Dumpster				0		0		0		0		0	0
Port o let				0		0		0		0		0	0
				0		0		0		0		0	0
Totals				100		8,900		2,100		0	500	11,500	14490

CHANGE ORDER

Order No. **01**
Date: **May 22, 2017**
Agreement Date: **April 18, 2017**

PROJECT: *THE OHIO CITY TOWN HALL PHASE II, INTERIOR AND EXTERIOR REHABILITATION*

OWNER: *BOARD OF COUNTY COMMISSIONERS, GUNNISON COUNTY*

CONTRACTOR: *CHRISTOPHER KLEIN CONSTRUCTION, INC*

The following changes are hereby made to the CONTRACT DOCUMENTS:
Additional cost to supply Labor and Materials Bond for the full premium of the Project Cost.

Justification:
Bid Documents indicated Labor and Materials Bond on 50% of the Project Cost only.

Change to CONTRACT PRICE:	$ 867.00
Original CONTRACT PRICE:	$ 73,489.00
Current CONTRACT PRICE adjusted by previous CHANGE ORDERS	$ 0.00
The CONTRACT PRICE due to this CHANGE ORDER will be (increased) (decreased) by:	$ 867.00
The new CONTRACT PRICE including this CHANGE ORDER will be	$ 74,356.00

Change to CONTRACT TIME:
The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.
The date for completion of all work will be October 31, 2017 (Date).

Approvals Required:
To be effective this Order must be approved by Gunnison County if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested by:

Christopher Klein, President

Christopher Klein, Christopher Klein Construction, Inc. — Date 5/22/17

Recommended by:

Ben White

Ben White, Ben White Architecture, LLC — Date 5/24/17

Accepted by: Gunnison County Approval

John Cattles, Gunnison County — Date 5/24/17

ATTACHMENT 2

CHANGE ORDER

Order No. **02**
Date: **May 23, 2017**
Agreement Date: **April 18, 2017**

PROJECT: *THE OHIO CITY TOWN HALL PHASE II, INTERIOR AND EXTERIOR REHABILITATION*

OWNER: *BOARD OF COUNTY COMMISSIONERS, GUNNISON COUNTY*

CONTRACTOR: *CHRISTOPHER KLEIN CONSTRUCTION, INC*

The following changes are hereby made to the CONTRACT DOCUMENTS:
Additional cost to supply exit devices with ADA handles and corresponding additional cost for Labor and Materials Bond.

Justification:
Bid Documents indicated exit device without an ADA handle on the outside. We quoted the Sargent panic hardware with the Rockport handle as it is the most historic looking. We also quoted LCN closers as they are more durable.

Change to CONTRACT PRICE:	$ 1,575.33
Original CONTRACT PRICE:	$ 73,489.00
Current CONTRACT PRICE adjusted by previous CHANGE ORDERS	$ 74,356.00
The CONTRACT PRICE due to this CHANGE ORDER will be (increased) (decreased) by:	$ 1,575.33
The new CONTRACT PRICE including this CHANGE ORDER will be	$ 75,931.33

Change to CONTRACT TIME:
The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.
The date for completion of all work will be October 31, 2017 (Date).

Approvals Required:
To be effective this Order must be approved by Gunnison County if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested by:

Christopher Klein, Christopher Klein Construction, Inc. — Date 5/24/2017

Recommended by:

Ben White, Ben White Architecture, LLC — Date 5/24/17

Accepted by: Gunnison County Approval

John Cattles, Gunnison County — Date 5/24/17

CHANGE ORDER

Order No. 03
Date: August 7, 2017

PROJECT: *THE OHIO CITY TOWN HALL PHASE II INTERIOR AND EXTERIOR REHABILITATION*

OWNER: *BOARD OF COUNTY COMMISSIONERS, GUNNISON COUNTY*

CONTRACTOR: *CHRISTOPHER KLEIN CONSTRUCTION, INC*

The following changes are hereby made to the CONTRACT DOCUMENTS:
Additional cost to supply exit devices with ADA handles and corresponding additional cost for Labor and Materials Bond.

Justification:
Owner's request to remove and re-build structural on stage. Remove and reinstall flooring after milling to same dims as historic flooring.

Change to CONTRACT PRICE:	
Original CONTRACT PRICE:	$ 6,471.00
Current CONTRACT PRICE adjusted by previous CHANGE ORDERS	$ 73,489.00
The CONTRACT PRICE due to this CHANGE ORDER	$ 75,931.33
will be (increased) (decreased) by:	$ 6,471.00
The new CONTRACT PRICE including this CHANGE ORDER will be	$ 82,402.33

Change to CONTRACT TIME:
The CONTRACT TIME will be (increased) (decreased) by 0 calendar days.
The date for completion of all work will be October 3, 2017. (Date).

Approvals Required:
To be effective this Order must be approved by Gunnison County if it changes the scope or objective of the PROJECT, or as may otherwise be required by the SUPPLEMENTAL GENERAL CONDITIONS.

Requested by:

Christopher Klein, Christopher Klein Construction, Inc. — Date

Recommended by:

Ben White, Ben White Architecture, LLC — Date 8/9/2017

Accepted by: Gunnison County Approval

John Cattles, Gunnison County — Date 8/14/17

CHRISTOPHER KLEIN CONSTRUCTION, INC.

Estimate #: 2017-06

Customer Name: Gunnison County

Project Name: Ohio City Town Hall, COR 06 patina ceiling tiles and repair walls.

2,564 Total Proposal

Description	Quan	UM	Labor Mhr/U	Labor Mhrs	Labor CC	Labor $ Amount	Material Unit	Material Amount	Equipment Unit	Equipment Amount	Sub Amount	Subtotal	Bond and 18%OH 8%pr Total with OH &P (26%)
Save this line				0		0		0		0			
				0		0		0		0		0	0
Sculpt nouveau test	1	ls		0		0	49.11	49		0		49	62
Sur fin test and cleaner	1	ls		0		0	96.41	96		0		96	121
Jax test	1	ls		0		0	34.31	34		0		34	43
				0		0		0		0		0	0
Sculpt nouveau final	1	ls		0		0	345.20	345		0		345	435
CK test panels	3	hrs	1	3	p	210		0		0		210	265
				0		0		0		0		0	0
Curtis Hanson builders	1	ls		0		0		0		0	1,300	1,300	1638
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
				0		0		0		0		0	0
Permit				0		0		0		0		0	0
Supervision				0		0		0		0		0	0
Common labor/clean				0		0		0		0		0	0
Dumpster				0		0		0		0		0	0
Port o let				0		0		0		0		0	0
				0		0		0		0		0	0
Totals				3		210		525		0	1,300	2,035	2564