

**MEMORIAL HOSPITAL OF SWEETWATER COUNTY
BOARD OF TRUSTEES
Special Meeting
April 26, 2021
5:00 p.m.
Via Zoom
Meeting ID: 836 5260 9484
Passcode: 084920**

AGENDA

- | | | |
|------|------------------------------------------------------------|--------------|
| I. | Call to Order | Taylor Jones |
| II. | Approve Change Orders to HVAC and Medical Imaging Projects | Marty Kelsey |
| III. | Adjourn | Taylor Jones |

CONSTRUCTION CHANGE ORDER

Change Order No.: 03
Contractor: Groathouse Construction, Inc.
Project Name: Memorial Hospital of Sweetwater County – AHU Upgrade Project (AUP)
Project No.: GC 2008

Your proposed scope of work, cost and schedule dated April 5, 2021 is hereby designated for approval of the following work: (Note: If more space is needed for description of work, attach additional 8-1/2" x 11" sheets hereto.) COP's 01 through 06 attached for various Proposal Requests & Owner Requested Scope Changes.


This change order was originated by the following: Check the applicable box:

☐ Contractor ☒ Architect
☒ Hospital ☐ State

I/We do hereby recommend acceptance of the change to the Contractor's Agreement dated September 28, 2020 which is by this reference, made a part hereof, with an increase ☒, a decrease ☐, no change ☐, of \$571,034.00.00. Contract completion date is extended 50 days, New Substantial Completion Date is October 19, 2021. Corresponding New Final Completion Date is November 18, 2021.

Original Contract Value:	\$3,635,770.00
Previous increases by Change Order	\$2,830,257.00
Previous decreases by Change Order	\$0.00
Value after Prior Change Order	\$6,466,027.00
This Change Order: <input checked="" type="checkbox"/> Increase <input type="checkbox"/> Decrease <input type="checkbox"/> No Change	\$571,034.00
Current Contract Value:	\$7,037,061.00

Persons signing for Architect/Engineer/Contractor hereby swear and affirm that they are authorized to act on Architect/Engineer/Contractor's behalf and acknowledge that the Owner is relying on their representations to that effect. Principal is not a recognized title and will not be accepted. By signing this Change Order, the parties certify that they have read and understood it, that they agree to be bound by the terms of the Contract, that they have the authority to sign it. The effective date of this Change Order is the date of the signature last affixed to this page.

Architect/Engineer	_____ Name & Title (Print)	_____ Signature	_____ Date
Contractor	Fred Bronnenberg, President		4-6-21
	_____ Name & Title (Print)	_____ Signature	_____ Date
Hospital	_____ Name & Title (Print)	_____ Signature	_____ Date

April 9th, 2021

Tami Love, Chief Financial Officer
Memorial Hospital of Sweetwater County
1200 College Drive
Rock Springs, WY 82901

RE: CRF-059 & 077 UVG & HVAC Upgrade Projects
Budget Status Report

Dear Mrs. Love:

We respectfully request special meeting of the Building & Grounds Committee to review current status of Budget as it relates to projects CRF-059 UVG & CRF-077 including recent scope additions for Imaging Suite Renovation and S-1 Air Handling Unit replacement. Below is a brief overview of current conditions.

Current Contract Values		Contingency Fund
Original UVG & HVAC Projects	\$ 3,635,770.00	\$ 192,793.00
CO #1 - Imaging Renovation	\$ 1,368,299.00	\$ 112,403.00
CO #2 - S-1 Replacement	\$ 1,461,958.00	\$ 120,228.00
Total	\$ 6,466,027.00	\$ 425,424.00

The original contract and both change orders were delivered in an expedited design and contractor budget/pricing delivery environment. As the construction project proceeds, various changes to the original contract and each of the change orders have been determined to be necessary to achieve functional program requirements. We have categorized each of these items into one of four categories.

- **Fast Track** items are related to the expedited nature of both design and pricing efforts.
- **Scope Expansion** items are derived from Ownership and/or Design Team items added to the project based on construction phase discoveries and/or additional functional program epiphanies after original document pricing efforts were completed.
- **Scope Refinement** items represent clarifications that result in minor deductive (credits) to the contract sum.
- **Unforeseen Conditions** relate to items not covered in the originally priced documents that were discovered during demolition efforts and temporary HVAC systems setup.

The current total of the above categories exceeds available contingency. Furthermore, we recommend preserving contingency fund due to status of project completion in order to account for future yet to be discovered conditions not currently anticipated in the documents. To that end, we recommend the Fast Track, Scope Refinement and Unforeseen conditions categories be assigned to Contingency while the Scope Expansion category be considered additive to the Contract Value as depicted in Table of values on the following page.

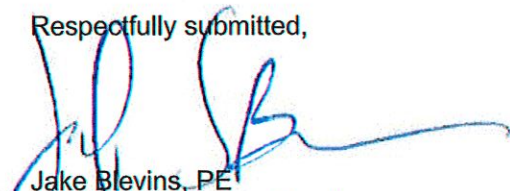
Memorial Hospital of Sweetwater County
CRF-059 & 077 UVG & HVAC Projects – Budget Status Report

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Original HVAC & UV Projects	\$ 3,635,770.00	\$ 192,793.00
CO #1 - Imaging Renovation	\$ 1,368,299.00	\$ 112,403.00
CO #2 - S-1 Replacement	\$ 1,461,958.00	\$ 120,228.00
		\$
Total	6,466,027.00	\$ 425,424.00

Change Summary		Category
PR-01 Trolley Beam	\$ 8,330.00	Fast Track
ASI-03 Clarifications	\$ 8,626.00	Fast Track
Misc Clarifications	\$ 8,169.00	Fast Track
PR 07 S-1 Changes	\$ 85,144.00	Fast Track & Scope Expansion
AHU quick ship issues	\$ 46,350.00	Fast Track & Scope Expansion
PR-03 Cysto conversion to Storage	\$ 84,989.00	Scope Expansion
Imaging Suite Changes	\$ 182,124.00	Scope Expansion
Nitrogen Panel	\$ 2,081.00	Scope Expansion
PR 06 North Corridor HVAC scope	\$ 170,346.00	Scope Expansion
PR-02 Scope omit for Imaging	\$ (11,204.00)	Scope Refinement
Intumescent Paint	\$ (5,575.00)	Scope Refinement
Temp unit Fire Alarm	\$ 2,669.00	Unforeseen conditions
PR-05 Med Gas	\$ 57,774.00	Unforeseen conditions
Doc's Lounge Feeders	\$ 36,670.00	Unforeseen conditions
Recommended Change Order	\$ 571,034.00	
Recommended Contingency	\$ 105,459.00	
Proposed Contract Total	\$ 7,037,061.00	\$ 319,965.00 Remaining Contingency

See Appendix A for description of the above.

Respectfully submitted,



Jake Blevins, PE
Principal | ST+B Engineering

Appendix A – Description of Changes

Fast Track Category - Penthouse construction documents were issued in expedited delivery fashion where individual design disciplines (Architectural, MEP, Structural) were not completely synchronized at the time of contractor budgeting and bidding. Subsequent clarifications have resulted in additive scope items as follows:

PR-01 Trolley Beam \$8,330. Added steel support members to include structural provisions for chainfall/trolley to facilitate rigging of heavier items

ASI-03 Clarifications \$8,626. Supplemental instructions to the contractor that were not ready for publish in advance of final bids. Scope includes added soffit in penthouse, roof pavers, and penthouse stair lighting.

Misc Clarifications \$8,169. Constitutes items excluded from GMP including roof access hatch, associated ladder/cage, windows and wall/door protection. Costs added subsequent to clarifications from Design team.

Fast Track & Scope Expansion Category – Changes derived from expedited delivery methods.

PR 07 S-1 Changes \$85,144. S-1 replacement was originally conceived to be included in the laboratory addition project. As project priorities evolved, the S-1 replacement scope was severed from the laboratory addition and added to the existing HVAC project as Change Order CO #2. Subsequent to pricing and approval of CO #2 additional scope items have been determined to be necessary, including:

- Subslab drain scope, sawcutting, piping, and concrete replacement.
- Electrical distribution equipment upgrades
- Rental equipment cost clarifications

AHU Quick Ship Issues \$46,350. Manufacturing lead times for the Air Handling unit dictated that it be purchased direct by Ownership in advance of procuring General Contractor and Mechanical Subcontractor. Freight damage to unit and incremental shipping of components incurred costs to the GC and MC for testing, repair and multiple crane mobilizations. Additionally, filter housing assembly approved during expedited submittal review process was later discovered to be incorrect housing type. Cost includes hardware changes needed to convert furnished side load filter assembly to required front load filter assembly.

Scope Expansion Category – Changes derived from Scope added to the Project after pricing.

PR-03 Cysto conversion to Storage \$84,989. The HVAC upgrade project impacted ceiling area above the original 1975 vintage Cysto procedure room. Base scope included only ceiling removal and replacement. Subsequent to demolition, Design team and Owner recognized opportunity to perform complete update of space to make compliant for it's existing Storage use.

Imaging Suite Changes \$182,124. Represents expanded area of impacts for the Imaging Suite Renovation that was not captured in documents that served as basis of pricing for HVAC project Change Order CO #1.

Scope Expansion Category (cont.)

Nitrogen Panel \$2,081. Added fixture components for Nitrogen piping reroute not originally included in pricing

PR-06 North Corridor HVAC Scope \$170,346. Represents above ceiling HVAC ductwork, equipment and piping scope associated with expanded areas of architectural impact “**Imaging Suite Changes**” previously described above.

Scope Refinement

PR-02 Scope Omit for Imaging (\$11,204 credit). Drawing revisions to remove ceiling replacement from the base contract to allow for architectural space rearrangement of areas impacted by the HVAC upgrades project.

Intumescent Paint (\$5,575 credit). Original contract had both Intumescent paint (in select areas) and cementitious spray-applied fire-resistant materials (SFRM). Separate systems required separate contractors and associated mobilization. GC realized savings by replacing cementitious SFRM with Intumescent paint throughout the project.

Unforeseen Conditions

Temp unit Fire Alarm \$2,669. Rental units were originally anticipated by Design Team to be furnished with stand-alone smoke shutdown control for code compliance due to size. Construction Team discovered otherwise upon delivery of unit to site.

PR-05 Med Gas \$57,774. Expanded areas of imaging suite renovation impacted wall locations housing medical gas piping, pipe risers, and zone valve/alarm panel equipment. Areas impacted were not realized on the medical gas drawings until after pricing was performed.

Dr's Lounge Feeders \$36,670. Wall chase location prescribed to be demolished was discovered to contain electrical conduits feeding two separate electrical panels. Congestion in the ceiling space below dictates new routing and re-feed completely back to source equipment.

- End of Appendix A - Description of Changes -

Tami Love

From: William W. Wheatley, AIA <wwheatley@planone.com>
Sent: Thursday, April 15, 2021 2:32 PM
To: Tami Love; 'Jacob S. Blevins'; Irene Richardson
Cc: James Horan; 'Fred Bronnenberg'; Michele Schmidt
Subject: RE: MHSC - Special B&G committee meeting request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Tami,

I can help elaborate on the Architectural impacts of the \$182,124. Here is a breakdown of what we reviewed and noted:

- Storage Room (Central Schedule): GC identified no work to occur in original pricing due to undetermined final use. Proposed pricing includes finish of shell space as storage with multiple entry points. This includes other items such as electrical and mechanical within that space.
- Breakroom revisions: This includes the reconfiguration and change in casework reflecting of existing conditions uncovered, relocation of staff lockers and those efforts also becomes included.
- The toilet and north entry vestibule inclusion: This requires reconfiguration of space to construct the ADA compliant restroom, as well as the new entryway and finishes for the vestibule.
- Hallways, Nuc-Med, and various Offices are included for ceiling work as a result of the HVAC upgrades. This parallels, not duplicates, that scope. The other price is for the actual HVAC work required.
- Toilet finishes at the Existing Ultrasound/Procedure Toilet Room. This room gets spruced up but is not reconstructed for full ADA compliance.
- Correction of misc. past renovation remnants: For example there is an old storage space which had a 2' alcove, the wall in this area is moved and adjacent finishes also cleaned up.

In the end, the work justified the cost based on our review. Also, as I had past mentioned, my original estimate for this entire area was a budget over \$1.7M with the inclusion of the IR room. If we omit the IR room, finish for storage, then include the expanded HVAC upgrades for current code compliance, the costs offset. In the case of pricing received, all total less than the \$1.7M originally anticipated.

There is also an increase to contingency as a result of all the efforts Jake and I have recently proposed. Which, if not used is written back out of the contract and becomes a credit due to the Hospital. We should see some good savings there keeping all the required work well below the first anticipated costs.

I hope that helps, if there is any other questions you have, please don't hesitate to ask.

Talk soon!

William W. Wheatley, AIA
Vice President

plan one | architects

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