

CITY OF HIGH POINT

AGENDA ITEM



Title: Samet Corporation Police Department Change Order

From: Eric Olmedo, Assistant City Manager

Meeting Date: April 18, 2022

Public Hearing: No

Advertising Date /
Advertised By: N/A-

Attachments:

PURPOSE:

Consider approval of a final adjusting change order with Samet Corporation for the Police Headquarters project.

BACKGROUND:

City Council approved Samet Corporation as the Construction Manager at Risk for the Police Headquarters project on March 18, 2019. A preconstruction agreement for \$132,345 was approved by City Council on June 17, 2019. An early construction package for \$5,017,482 was approved on October 7, 2019. Council approved an additional contract change order on December 16, 2019 for \$14,149,734, for a Guaranteed Maximum Price (GMP) with Samet Corporation of \$19,299,561.

Staff approved a change order which increased the contract in the amount of \$70,947.51 on May 27, 2021 for various items that were not included in the original scope of the contract, including electrical additions, waterproofing of the existing elevator pit, a generator platform, and a fume hood exhaust for the lab area. This final adjusting change order will increase the contract by \$65,675 to include additional electrical work, detention area benches, landscaping enhancements and plumbing repairs that were not included in the original scope of the project. These change orders represent an increase of .71% above the Guaranteed Maximum Price contract amount.

BUDGET IMPACT:

An additional \$65,675 is requested to be added to the existing contract amount, for a total contract of \$19,436,183.51. Funds are available in the Police Department capital project for these enhancements.

RECOMMENDATION / ACTIONS REQUESTED:

Staff recommends and asks the Council to approve an increase to the contract amount to Samet Corporation in the amount of \$65,675.

C-HP Copy



Prime Contract Change Order

High Point Police Headquarters and 911 Call Center
1730 Westchester Drive
High Point, North Carolina 27260

Project # 19-071

Samet Corporation

Date: 03/26/2022

To Contractor:

Samet Corporation
309 Gallimore Dairy Rd., Suite 102
Greensboro, North Carolina 27409

Contract Date: 10/16/2019

Contract Number: 1

Change Order Number: 010

The Contract is hereby revised by the following items:

PCCO#010

PCO	Description	Amount
023	Final Change Order	\$65,675.00

The original Contract Value	\$5,149,827.00
Sum of changes by prior Prime Contract Change	\$14,220,681.51
The Contract Value prior to this Prime Contract Change Order	\$19,370,508.51
The Contract Value would be changed by this Prime Contract Change Order in the amount	\$65,675.00
The new Contract Value including this Prime Contract Change Order will be	\$19,436,183.51
The Contract duration will not be changed by this Prime Contract Change Order.	

Samet Corporation

CONTRACTOR

309 Gallimore Dairy Rd., Suite 102
Greensboro, North Carolina 27409

Address

By Brian Lambert

SIGNATURE Brian Lambert

DATE 4/1/2022

City of High Point

OWNER

211 S Hamilton Street
High Point, North Carolina 27260

Address

By

SIGNATURE

DATE



Potential Change Order

To: City of High Point Project Name: High Point Police Headquarters and 911 Call Center PCO No: 023
From: Samet Corporation Project No: 19-071 Date: 03/26/2022
Reason: No Change Reason Days Requested:

The Contract Documents for the above referenced project are hereby changed as set forth below. To avoid any schedule delays in the work that could impact the cost and schedule, the Contractor is directed to proceed with this work immediately upon Owner's authorization in the space provided below. Unless otherwise noted this pricing shall remain valid for 30 calendar days, after which it is subject to repricing or void. Only those items listed below are included in the cost of this change.

DESCRIPTION OF WORK: Final Change Order

CE #197 - Brush Control & River Rock

Provide brush control and river rock along perimeter fence in locations requested by the Owner.

CE #199 - Hardware Changes

Materials and labor to:

- Door 103B - Change out lock to a L9095LEU 06L 626 which is both levers electrically unlocked, Fail safe Installed and a stainless steel astragal. Cost \$1336.48
- Room 216 - Change hardware set to an office lock function. Cost \$213.27

Provide Materials:

- (1) 12" x 12" Access Door. Cost \$88.00

Fire Alarm work associated with this change will be included in Electrical T&M Work compiled separately.

CE #201 - Detention Benches

CE #204 - Room 133 - Additional Lighting (second time)

Provide additional lighting at the east end of Room 133. This is in addition to the lighting provided earlier in the project. Owner's scanning equipment needed additional lighting to work properly.

CE #205 - T&M Electrical Work

Work included in this Change Event:

- Relocate light switch in Rm 153. Switched moved to outside of evidence storage gate per owner request.
- Additional Cubicles on 4th floor. Provided additional power for added cubicles.
- Grounding change at 911 radio equipment. Grounding was installed per initial direction. Radio vendor required crimped connections and upsized wiring to radio/IT switch in locker room area.
- Change duplex receptacles to quad receptacle in fume hood area.
- Provide additional circuits to fume hood room.
- Provide fire alarm and associated rough in for door hardware changes in secure vestibule near adult processing

CE #208 - Clean Existing Drain Lines

Upon owner occupying the building, numerous drains lines had issues with clogs.

CE #209 - Bathroom 205 Piping Replacement

Upon owner occupying the building, Room 205 Men's Gang Restroom had a leak overhead. Upon investigation, an existing drain line was cracked and had to be replaced.

CE #210 - Slab Plumbing Repairs

Existing piping down stream of 1st floor mop sink had gotten clogged on multiple occasions and resulted in sewage backing up into mop sink. The last time that this occurred, the clog was so bad that the roofer service could not get past the clog about 15' down stream from the mop sink. In order to investigate the cause of the blockage the floor needed to be cut out. Upon cutting out the slab we found that the existing pipe beneath the floor did not have enough fall to allow solids to flow properly. Due to the existing piping not being able to support the toilet that was added to the line during renovation, we are suggesting to add this toilet room to the sewer line that exits the main mechanical room. This will require changing the water sump pump to a grinder style sump pump at the pit in the mechanical yard. The plumber has provided the total cost via two separate COR's:

1. PPP COR 19 - Replace deteriorated piping where original blockage was found

Price includes flooring replacement in main hallway and electrical required for pump modifications.

CE #214 - 911 Console Power Changes

Provide power to 911 console cabinets. Power shown to be located below access floor on drawings. This change is to get power from access floor into 911 consoles.

CE #215 - Added Cubicle Power

Add power to additional cubicles, T&M.



Potential Change Order

CE #217 - Plumbing Camera & Repair Cost

Existing Plumbing issues. Stopped up vents, lavatory drain piping needed replacement, flat piping below slab.

CE #218 - Flush Valve Changes

Install higher volume flush valves in existing building to help keep plumbing flowing better due to existing drain line issues.

CE #219 - Lavatory Piping - Rms 205 & 405

Replace existing lavatory drain lines serving rooms 205 & 405.

Substantial completion and warranty start date June 8, 2021.

Item #	Description	Amount
1	Landscaping	\$5,695.00
2	CM Contingency	\$171.00
3	Sub Bond	\$88.00
4	Liability Insurance	\$37.00
5	Builders Risk	\$9.00
6	P&P Bond	\$47.00
7	Fee	\$272.00
8	Hardware	\$1,637.75
9	CM Contingency	\$49.00
10	Sub Bond	\$25.00
11	Liability Insurance	\$11.00
12	Builders Risk	\$3.00
13	P&P Bonds	\$14.00
14	Fee	\$78.25
15	Detention Benches	\$6,716.00
16	Detention Bench Bolts	\$410.56
17	CM Contingency	\$214.00
18	Sub Bond	\$111.00
19	Liability Insurance	\$47.00
20	Builders Risk	\$11.00
21	P&P Bonds	\$59.00
22	Fee	\$341.44
23	Additional Lighting	\$1,066.00
24	CM Contingency	\$32.00
25	Sub Bond	\$17.00
26	Liability Insurance	\$7.00
27	Builders Risk	\$2.00
28	P&P Bonds	\$9.00
29	Fee	\$51.00
30	Electrical Changes	\$6,738.00
31	CM Contingency	\$202.00
32	Sub Bond	\$105.00
33	Liability Insurance	\$44.00
34	Builders Risk	\$10.00
35	P&P Bonds	\$56.00
36	Fee	\$322.00
37	Clogged Drain Lines	\$8,831.00
38	Replace cracked line	\$1,639.00
39	CM Contingency	\$49.00
40	Sub Bond	\$25.00



SAMET
CORPORATION

Potential Change Order

41	Liability Insurance	\$11.00
42	Builders Risk	\$3.00
43	P&P Bonds	\$14.00
44	Fee	\$78.00
45	Below Slab Plumbing Repairs	\$5,512.00
46	Flooring	\$750.00
47	911 Console Power	\$3,110.00
48	Cubicle Power T&M	\$0.00
49	Plumbing	\$8,798.00
50	KRG	\$3,000.00
51		\$350.00
52	Replace Waste Pipe 2nd Floor Bathroom	\$6,864.00
53	Flush Valves	\$4,614.00
54	Lavatory Drains Rm 205 & 405	\$2,319.00
Total:		\$65,675.00