

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
SEPTEMBER 17, 2019 AGENDA**

Subject:	Action Required:	Approved By:
<p>Authorization to execute a Change Order with Baldwin & Shell Construction Co., Inc., to correct issues with the installation of the new roof on the Oakland & Fraternal Historic Cemetery Park Mausoleum as part of the Phase II Mausoleum Renovation Project</p>	<p style="text-align: center;">Ordinance √ Resolution</p>	<p style="text-align: center;">Bruce T. Moore City Manager</p>

SYNOPSIS

Approval of a resolution authorizing the City Manager to execute a Change Order to the Construction Contract with Baldwin & Shell Construction Company, Inc. in order to correct issues with the installation of the new roof on the Oakland & Fraternal Historic Cemetery Park Mausoleum as part of the Phase II Mausoleum renovation project. Specifically, the Change Order is to install a new Cover Board over the existing, previously unforeseen tile roof, as recommended by the roofing manufacturer and approved by the granting agency, the Arkansas Historic Preservation Program.

FISCAL IMPACT

The total cost of this renovation construction project, including contingency, was \$138,593.00. Change Order No. 1 for installation of the new Cover Board is proposed at \$10,503.00. The execution of the Change Order will increase the amount of this renovation construction project by \$6,916.00, which additional amount will be paid from Arkansas Historic Preservation Program Grant Funds.

**FISCAL IMPACT
CONTINUED**

The execution of the Change Order will increase the Baldwin & Shell Construction Contract to an amount not to exceed \$145,509.00 so that the new roof on the Mausoleum and this Construction Renovation Project may be completed.

Funding is provided through grant funds from the Arkansas Historic Preservation Program (270129-G030178 \$88,285.82), Pulaski County Brownfields (270129-G030180 \$19,699.00), and matching funds from Oakland & Fraternal Historic Cemetery (210459-S45G635 \$31,666.50), Special Project (270129-S10G207 \$5,857.68).

RECOMMENDATION

Approval of the resolution.

BACKGROUND

Vendor selection was made through the formal bid process, Bid Event No. 348. This project is Phase II of a project to rehabilitate the Oakland & Fraternal Historic Cemetery Park's Mausoleum. The Phase I stabilization was undertaken in 2014-2015 and included temporary roofing repairs, removal of building stone that was in danger of collapsing, temporary shorting inside for public safety, and drainage improvements to stabilize the expansive clay soil where the building sits. The Phase II renovation project builds on the accomplishments of Phase I by installing a new roof, reinstalling the limestone veneer that was previously removed, and completing needed masonry repairs and asbestos abatement.

On February 19, 2019, the City Board adopted Resolution No. 14,943 to authorize the City Manager to enter into a contract with Baldwin & Shell Construction Company in an amount not to exceed \$138,593.00 to provide Phase II General Contractor Repair Services by installing a new roof, reinstalling the limestone veneer that was previously removed, and completing the needed masonry repairs and asbestos abatement on the Oakland Cemetery Mausoleum. On February 19, 2019, the City and Baldwin & Shell Construction Company entered into a Construction Contract for the above-referenced work on the Oakland Cemetery Mausoleum in an amount of \$135,006.00.

**BACKGROUND
CONTINUED**

Since construction began regarding the installation of the new roof on the Mausoleum, a problem arose regarding the installation of the new roof on the Mausoleum. Upon removal of the existing roofing membranes, the original concrete roof deck was expected to be exposed, over which new roofing membranes would be installed. However, clay tiles, embedded in tar pitch, were discovered, previously unknown. A new Cover Board is required to install over the existing clay tiles in order to install the new specified roofing system.

Resolution No. 14,943 provided for a contract “not-to-exceed” amount of \$138,593.00, and \$135,006.00 is the contract amount currently, leaving \$3,587.00 as contingency for the contract. Change Order No. 1 for installation of the new Cover Board is proposed at \$10,503.00. Thus, using \$3,587.00 from contingency, approval from the City Board is requested for an additional \$6,916.00 for this Oakland Cemetery Mausoleum Phase II Renovation Project. This will increase the Baldwin & Shell Construction Contract to an amount not to exceed \$145,509.00 so that the new roof on the Mausoleum and this construction renovation project may be completed.