

RESOLUTION NO. 2024-72

A Resolution authorizing the City Manager to amend by Change Order the contract with Fackler Construction Company for the Construction Manager/General Contractor contract for the AnyDoor Place, a McMinnville Navigation Center.

RECITALS:

Whereas, the AnyDoor Place, a McMinnville Navigation Center, addresses the need for an emergency low barrier shelter and supportive services facility in McMinnville; and

Whereas, Fackler Construction Company was approved by Resolution 2023-23 for the AIA A133-2019 Guaranteed Maximum Price (GMP) contract of the AnyDoor Place, A McMinnville Navigation Center; and

Whereas, knowing that this was a future project cost excluded from the original contract, the City of McMinnville set aside a contingency fund in its project budget to pay for this future change order and any other unaccounted costs associated with the project; and;

Whereas, the AIA A133-2019 Guaranteed Maximum Price (GMP) contract terms can be changed by AIA G701-2017 Change Orders;

Whereas, Funding for this project is included in the adopted FY24 Affordable Housing Fund of the City of McMinnville budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMINNVILLE, OREGON, as follows:

1. That entry into the A1A G701-2017 Change Order No. 5 to the A1A A133-2019 Guaranteed Maximum Price (GMP) contract dated July 12, 2023, with Fackler Construction Company (FCC) for the AnyDoor Place, a Navigation Center is hereby approved.
2. The City Manager is hereby authorized and directed to execute the A1A G701-2017 Change Order No. 5 to the AIA A133-2019 GMP Contract, provided as Exhibit A in a not to exceed amount of (\$20,060.37).
3. That this resolution shall take effect immediately upon passage and shall continue in full force and effect until modified, revoked, or replaced.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 18th day of December by the following votes:

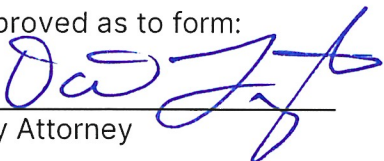
Ayes: Menke, Chenoweth, Payne, Garvin

Nays: Geary, Peralta


Approved this 18th day of December 2024.



MAYOR

Approved as to form:


City Attorney

Attest:


City Recorder



AIA[®]

Document G701[®] – 2017

Exhibit A to Resolution No. 2024-72

Change Order

PROJECT: <i>(Name and address)</i> AnyDoor Place - McMinnville 237 & 329 SE Adams St McMinnville, OR	CONTRACT INFORMATION: Contract For: Construction Date: 05.25.2023	CHANGE ORDER INFORMATION: Change Order Number: 05 Date: 12.10.2024
OWNER: <i>(Name and address)</i> City of McMinnville 230 NE 2nd St. McMinnville, OR 97128	ARCHITECT: <i>(Name and address)</i> FFA Architecture & Interiors 520 SW Yamhill St. Suite 900, Portland, OR 97204	CONTRACTOR: <i>(Name and address)</i> Fackler Construction Co. 505 SE Adams St. Suite 200 McMinnville, OR 97128

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

- PCO #004 - Change Events: \$20,060.37
- CE#031 - 329 Walkway Concrete Deduct
- CE#032 - 327 Door Change
- CE#034 - 329 Basement Foundation Wall Crack
- CE#037 - Utility Crossing Change in Cost
- CE#038 - Landscape Deduct
- CE#039 - White Board Paint Deduct
- CE#040 - 327 Smooth Wall Deduct
- CE#043 - Dry Rot Repair
- CE#048 - Window Well Landscape Blocks
- CE#050 - Mirrors - Material Only

The original Contract Sum was	\$ 2,184,066.87
The net change by previously authorized Change Orders	\$ 123,668.86
The Contract Sum prior to this Change Order was	\$ 2,307,735.73
The Contract Sum will be increased by this Change Order in the amount of	\$ 20,060.37
The new Contract Sum including this Change Order will be	\$ 2,327,796.10

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be 05.24.2024

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

FFA Architecture & Interiors

ARCHITECT *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

Fackler Construction Co.

CONTRACTOR *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE

City of McMinnville

OWNER *(Firm name)*

SIGNATURE

PRINTED NAME AND TITLE

DATE