

**2022-0254**

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT**

**ORDINANCE NO. 22-9-7**

An ordinance approving and authorizing the execution of Change Order No. 6 for the Norco Library Renovation/Addition located at 590 Apple Street in Norco, to decrease the contract amount by \$61,646.80.

**WHEREAS,** Ordinance No. 18-1-10, adopted January 22, 2018, by the St. Charles Parish Council approved and authorized a construction contract with J.E. Franke Constructors, LLC, for Project No. P170601, for the renovation/addition of the Norco Branch Library in the amount of \$1,110,025.00; and,

**WHEREAS,** Ordinance No. 18-6-2, adopted June 4, 2018, by the St. Charles Parish Council approved and authorized Change Order No. 1 to the contract with J.E. Franke Constructors, LLC, for the Norco Library Renovation/Addition to increase the contract amount by \$11,755.00 and increase the contact time by five days; and,

**WHEREAS,** Ordinance No. 18-10-10, adopted October 15, 2018, by the St. Charles Parish Council approved and authorized Change Order No. 2 to the contract with J.E. Franke Constructors, LLC, for the Norco Library Renovation/Addition to increase the contract amount by \$4,371.00 and increase the contact time by thirteen days; and,

**WHEREAS,** Ordinance No. 18-12-3, adopted December 10, 2018, by the St. Charles Parish Council approved and authorized Change Order No. 3 to the contract with J.E. Franke Constructors, LLC, for the Norco Library Renovation/Addition to decrease the contract amount by \$151.00 and increase the contact time by 19 days; and,

**WHEREAS,** Ordinance No. 19-1-3, adopted January 7, 2019, by the St. Charles Parish Council approved and authorized Change Order No. 4 to the contract with J.E. Franke Constructors, LLC, for the Norco Library Renovation/Addition to increase the contract amount by \$3,469.00 and increase the contact time by 10 days; and,

**WHEREAS,** Ordinance No. 19-2-8, adopted February 18, 2019, by the St. Charles Parish Council approved and authorized Change Order No. 5 to the contract with J.E. Franke Constructors, LLC, for the Norco Library Renovation/Addition to decrease the contract amount by \$52.75 and increase the contact time by 12 days; and,

**WHEREAS,** it is necessary to adjust the original contract to reflect those items more fully described in Change Order No. 6, said adjustment as recommended by Plus One, L.L.C., to decrease the dollar amount by \$61,646.80; and

**WHEREAS,** it is the desire of the Parish Council to approve said Change Order No. 6.

**THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:**

**SECTION I.** That Change Order No. 6 for the Norco Library Renovation/Addition to decrease the contract amount by \$61,646.80 is hereby approved and accepted.

**SECTION II.** That the Parish President is hereby authorized to execute said Change Order on behalf of St. Charles Parish.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

**YEAS:** BILLINGS, FONSECA, CLULEE, GIBBS, DUFRENE, FISHER, FISHER-CORMIER

**NAYS:** NONE

**ABSENT:** DARENSBOURG GORDON, BELLOCK

And the ordinance was declared adopted this 19th day of September, 2022, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]  
SECRETARY: Michelle Dupratato  
DLVD/PARISH PRESIDENT: September 20, 2022  
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: Matthew Jewell  
RETD/SECRETARY: September 21, 2022  
AT: 7:35 am RECD BY: [Signature]

RECORDED IN THE ST. CHARLES PARISH  
CLERK OF COURT OFFICE  
ON 9/21/22  
AS ENTRY NO. 471035  
IN MORTGAGE/CONVEYANCE BOOK  
NO. 2013 FOLIO 491

# AIA® Document G701™ – 2017

## Change Order

<b>PROJECT:</b> <i>(name and address)</i> St. Charles Parish Library Ren 590 Apple Street, Norco, LA	<b>CONTRACT INFORMATION:</b> Contract For: Renovation/Addition of Libr Date: January 24, 2022	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 006 Date: January 24, 2022
<b>OWNER:</b> <i>(name and address)</i> St. Charles Parish Government 15045 River Road Hahnville, LA 70057	<b>ARCHITECT:</b> <i>(name and address)</i> Plus One, LLC PO Box 40232 Baton Rouge	<b>CONTRACTOR:</b> <i>(name and address)</i> J. E. Franke Constructors, LLC 229 Place Saint Jean Covington, LA 70433

**THE CONTRACT IS CHANGED AS FOLLOWS:**

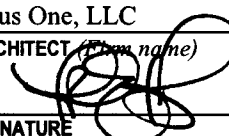
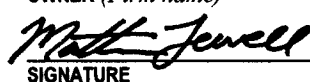
*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

Reduction of Contract for Liquidated Damages December 15, 2018 - January 31, 2019 equal to \$7,200.00  
 Reduction of Contract for Liquidated Damages February 1 - March 31, 2019 equal to \$8,850.00  
 Reduction of Contract for Liquidated Damages April 1 - May 15, 2019 equal to \$6,750.00  
 Mutually Agreed Upon Credit for Punch List Items Not Completed as of 6/22/2020 valued at \$10,421.55  
 Credit for Punch List Items Not Completed valued at \$19,425.25  
 Credit for Architect Fees as of 3/12/2020 valued at \$7,000.00 per contract agreement  
 Credit for Architect fees for final walkthrough valued at \$2,000.00 per contract agreement

The original (Contract Sum) was	\$	<u>1,110,025.00</u>
The net change by previously authorized Change Orders	\$	<u>19,391.25</u>
The (Contract Sum) prior to this Change Order was	\$	<u>1,129,416.25</u>
The (Contract Sum) will be (decreased) by this Change Order in the amount of	\$	<u>61,646.80</u>
The new (Contract Sum), including this Change Order, will be	\$	<u>1,067,769.45</u>
The Contract Time will be (unchanged) by zero ( 0 ) days.		
The new date of Substantial Completion will be May 15, 2019		

*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.**

Plus One, LLC ARCHITECT <i>(Firm name)</i>	J. E. Franke Constructors, LLC CONTRACTOR <i>(Firm name)</i>	St. Charles Parish Government OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Fritz Embaugh, CEO PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE	Matthew Jewell, Parish Pres. PRINTED NAME AND TITLE
24JAN2022 DATE	 DATE	9/20/22 DATE

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# AIA Document G701™ – 2017

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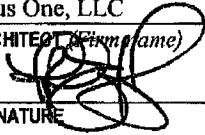
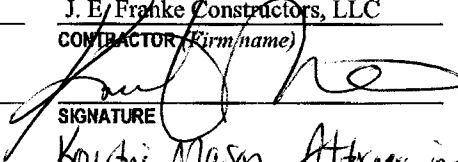
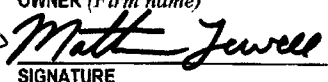
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The	(Contract Sum)	prior to this Change Order was	\$	<u>1,129,416.25</u>
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The Contract Time will be (unchanged) by zero ( 0 ) days.				
The new date of Substantial Completion will be May 15, 2019				

*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.**

Plus One, LLC ARCHITECT <i>(Firm name)</i>	J. E. Franke Constructors, LLC CONTRACTOR <i>(Firm name)</i>	St. Charles Parish Government OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Fritz Embaugh, CEO PRINTED NAME AND TITLE	Kourtne Mason, Attorney-in-Chief PRINTED NAME AND TITLE	Matthew Jewell, Parish Pres. PRINTED NAME AND TITLE
24JAN2022 DATE	8/24/2022 DATE	9/20/22 DATE

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**St. Charles Parish Library  
Change Order Number 006**

The original Contract Sum was	\$ 1,110,025.00
The net change by previously authorized Change Orders	\$ 19,391.25
The Contract Sum prior to this Change Order was	\$ 1,129,416.25
The Contract Sum will be decreased by this Change Order in the amount of	\$ 61,646.80
The new Contract Sum, including this Change Order, will be	\$ 1,067,769.45
The Contract Time will be increased by zero (0) days	

<b>Summary of Items Included in Change Order:</b>	
Credit for Liquidated Damages December 15, 2018 - January 31, 2019	\$ 7,200.00
Credit for Liquidated Damages February 1 - March 31, 2019	\$ 8,850.00
Credit for Liquidated Damages April 1 - May 15, 2019	\$ 6,750.00
Mutually Agreed Upon Credit for Punch List Items Not Completed as of 6/22/2020	\$ 10,421.55
Credit for Punch List Items Not Completed	\$ 19,425.25
Credit for Architect Fees as of 3/12/2020	\$ 7,000.00
Credit for Architect fees for final walkthrough	\$ 2,000.00
<b>Total Change Order Credit</b>	<b>\$ 61,646.80</b>

<b>Summary of Payments Made Pay App #/Payment Processing Date</b>	<b>Amount Paid</b>
Pay App 1 (3/28/2018)	\$ (69,864.90)
Pay App 2 (4/16/2018)	\$ (32,086.25)
Pay App 3 (6/18/2018)	\$ (209,283.10)
Pay App 4 (7/17/2018)	\$ (51,408.30)
Pay App 5 (8/14/2018)	\$ (89,507.10)
Pay App 6 (10/5/2018)	\$ (95,977.55)
Pay App 7 (11/8/2018)	\$ (70,203.71)
Pay App 8 (12/14/2018)	\$ (65,932.26)
Pay App 9 (1/17/2019)	\$ (55,679.66)
Pay App 10 (2/21/2019)	\$ (163,420.01)
Pay App 11 (3/31/2019)	\$ (110,280.00)
Pay App 12 (10/2/2020)	\$ (54,126.61)
<b>Total Payments to Date</b>	<b>\$ (1,067,769.45)</b>

**Mutually Agreed Upon Credits 6/22/2020**

<b>Line #</b>	<b>Credits Owed</b>	<b>Description</b>
17	\$ 200.00	Owner to provide cleaning services of the interior building which is to include (vacuuming and dusting and trash removal. Owner will also provide site cleaning services which is to include trash and debris removal only. These items are to be completed by the Owner for an agreed credit of \$200.00 to the Owner from the Contractor.
23	\$ 75.00	Remove all stickers, painters tape and paint from all glass.
47	\$ 250.00	Service Desk - Sand/repair scratches on the top and sides of the solid surface.
49	\$ 250.00	Service Desk - Complete column finishes, not painted, metal plate covering hole, utility stub out (Potential credit was discussed)
54	\$ 20.00	Staff Workroom 114 - Repair scratches in solid surfacing
86	\$ 2,000.00	Copy Area 107 - Install Acoustic Panels: Complete base installation at connection
115	\$ 50.00	Men's Room 120 - Replace spray foam removed at exterior wall above ceiling
119	\$ 150.00	Women's Room 122 - Repair scratch on door in women's or replace panel
126	\$ 150.00	Women's Room 122 - Pre-drilled holes in partition - replace panel
129	\$ 50.00	Women's Room 122 - Replace spray foam removed at exterior wall above ceiling
178	\$ 100.00	Open Public Areas - Install Control Joints per the specifications in line with window frames (30' wall length max or 900 SF)
193	\$ 5,000.00	Exterior - Install Benches per drawings
203	\$ 50.00	Exterior - Clean brick near storefront entry door
252	\$ 500.00	Plumbing - Installed insulation on backflow preventer is incorrect; replace with hot box enclosure. All valves shall be accessible.
285	\$ 276.55	Credit for pro-rated final Entergy bill (per email sent on 6/27/19)
310	\$ 50.00	Exterior - Clean all brick surfaces of mortar
327	\$ 1,250.00	Credit for final propert survey completed by owner
<b>Total</b>	<b>\$ 10,421.55</b>	

### Remaining Punch List Items Not Completed

Line #	Descriptions	Original Valuation
	<b>Millwork General:</b>	
34	Adjust all drawer slides. <b>Contractor claims complete but drawers still not sliding smoothly</b>	\$ 500.00
	<b>Doors General:</b>	
43	Confirm all doors are "square" and properly closing- Door 107 appears warped, Door 101 rubbing frame at top of door (warranty item). <b>Not done. They had a new door person come out to inspect on 3/13. Nothing further has been done.</b>	\$ 300.00
	<b>Staff Workroom 114</b>	
62	threshold - 8/5 Contractor advised work was completed then said nothing was done as he wasn't sure what to do - door sweep suggested. <b>Not done. Related</b>	\$ 50.00
	<b>IT Room 112</b>	
74	Provide electric box for pump - not to code	\$ 100.00
	<b>Study Room 2 105</b>	
163	Sand, smooth wall surface and repaint. <b>One area of ceiling still left to do and room needs another coat of paint</b>	\$ 100.00
	<b>Vestibule 101</b>	
174	Front door has hole from old lock - patch and repaint. <b>Needs to be smoothed out and painted.</b>	\$ 150.00
	<b>Exterior</b>	
199	Bolt mini-split HVAC units to concrete. <b>Need architect to confirm that it is bolted correctly. One section of concrete needs repair.</b>	\$ 100.00
207	Repair and paint cracked/ chipped stained concrete. <b>Contractor is disputing. However, these cracks appeared shortly after work was completed and were reported in May 2019. It should have been covered under warranty. Requesting credit for this item.</b>	\$ 100.00
	<b>MECHANICAL</b>	

214	Thermostats nonfunctional in multiple spaces. VAV electric heat not operational. Contractor claims complete. VAV seems to be working but it has not been cold enough to know if working properly. TAB and startup report has not been provided. \$2000 was paid for partial completion. \$6000 is being withheld for TAB and startup report.	\$ 6,000.00
220	Ductwork in attic space not supported per specifications. Contractor claims complete. Needs to be confirmed by architect/engineer.	\$ 6,000.00
<b>ELECTRICAL</b>		
236	Exterior battery packs for W1E fixtures not operational when power is out. Verify that a hot leg is run to all emergency fixtures per manufacturer.	\$ 1,500.00
<b>NEW MECHANICAL ITEMS BASED ON OWNER REVIEW AND TLC COMMENTS</b>		
263	Pressure test and seal all ductwork per specifications. Contractor claims complete. Kenney confirmed workers came to seal ductwork but no pressure testing has been done. \$1000 was paid for work done so far. \$4000 being withheld for pressure testing.	\$ 4,000.00
264	6/5/2019 - Replace Diffusers in Storerooms with Fire Rated Difusers. Contractor claims complete. Needs to be confirmed by architect/engineer.	\$ 500.00
286	Staff Restroom 110 – Water coming from hot water faucet never gets hot. Remains open. Water still does not get hot.	\$ 25.00
<b>Incomplete Valuation</b>		<b>\$ 10,425.00</b>