

PCCO #003

McCownGordon 850 Main Street Kansas City, Missouri 64105

Phone: (816) 960-1111

Project: 1-07-1512 - Lee's Summit Fire Stations 4 & 5 #4 - 5031 Northeast Lakewood Way/ #5 - 801 Missouri HWY 150 Lee's Summit, Missouri 64082

Phone: 816-960-1111 Fax: 816-960-1182

Prime Contract Change Order #003: New Substantial Completion Dates

то:	City of Lee's Summit 220 SE Green Street Lee's Summit, Missouri 64063	FROM:	McCownGordon Construction, LLC 850 Main Street Kansas City Missouri 64105
DATE CREATED:	1/ 23 /2024	CREATED BY:	Chloe Huxol (McCownGordon Construction, LLC)
CONTRACT STATUS:	Pending - In Review	REVISION:	0
DESIGNATED REVIEWER:	Adam Gregory (McCownGordon Construction, LLC)	REVIEWED BY:	
DUE DATE:	02/09 /2024	REVIEW DATE:	
INVOICED DATE:		PAID DATE:	
SCHEDULE IMPACT:	40 days	EXECUTED:	No
CONTRACT FOR:	07-1512:Lee's Summit Fire Stations 4 & 5	TOTAL AMOUNT:	\$ 0.00

DESCRIPTION:

By execution of this Change Order, Owner understands and agrees to McCownGordon's reservation of rights to make a claim for additional monies incurred by reason of the delays as set forth in this Change Order as allowed by the parties' Contract provided such schedule delays cannot be recovered during the course of the Project.

Previous PCCO 002 Fire Station 4 Substantial Completion: 1/16/24

NEW Fire Station 4 Substantial Completion: 3/13/24 - pending final delay impact, estimation currently shown

Previous PCCO 002 Fire Station 5 Substantial Completion: 1/3/24

NEW Fire Station 5 Substantial Completion: 3/4/24 - pending final delay impact, estimation currently shown

Items impacting substantial completion:

Weather:

- · Adverse weather days incurred beyond the allotted contract allowable weather days:
 - October December 4 days per Fire Station
 - January 7 days per Fire Station

Material:

- Fire Poles: The manufacturer experienced material delays, affecting the fabrication of the poles themselves.
 - Order was placed 5/12/23 by Sorella Group to McIntire Brass Works. Following the 6-month lead time, the fire poles were intended
 to be delivered by 11/12/23.
 - McIntire Brass Works indicated on 8/4/23 that the ship dates were scheduled for October 2023.
 - McIntire Brass Works indicated on 10/5/23 that the ship dates were now scheduled for end of December 2023. McIntire Brass
 Works also indicated in this correspondence that they were experiencing supply chain issues.
 - Sorella Group provided update on 10/10/24 indicating that McIntire Brass Works' pole stock supplier provide their shipment to
 product our order in September 2023 and that the pole stock supplier cannot provide raw materials until December 2023. McIntire
 Brass Works indicated that the guardrail/cage assemblies will ship separately in November 2023 and then poles would follow by
 the end of December 2023.
 - McIntire Brass Works indicated on 11/1/23 that the pole stock supplier recently increased their lead time from 6 months to 9
 months.
 - McIntire Brass Works indicated on 11/13/23 that the guardrail/cage assemblies are being boxed up to ship, but that the pole stock supplier cannot provide confirmed data for material delivery.
 - McIntire Brass Works indicated on 11/14/23 that temporary pole cannot be provided or installed without voiding the warranty.



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- Sorella Group indicated that the guardrail/cage assemblies were schedule to be picked up from the manufacturer on 11/30/23, but no pole updates were available.
- Guardrail/cage assemblies arrived on site 12/11/23.
- McIntire Brass Works indicated on 12/20/23 that pole stock will be received by the end of the first week of January, but 3 weeks of fabrication was needed prior to shipping.
- The final fire poles were delivered to FS4 on 1/25/24 and FS5 on 1/29/24. This is approximately 8.5 months after initial order was placed.

Utilities:

- Evergy delayed permanent power completion due to requirement of easement documentation at FS5 prior to energizing system. As-built documentation for FS5 was provided to Evergy on 11/9/23, a letter from the city provided on 11/17/23 indicating the easement would be approved following official council meeting approval, Evergy's transformer installation started 11/30/23, then permanent power energized on 12/15/23. FS4 permanent power was completed on 12/19/24 after coordination with Evergy on final installation and inspections. Permanent power was turned over later than scheduled for each station impacting equipment start-up, electrical trim-out, inspections, and IT equipment installation.
- Spire gas service installation occurred later than expected, pushing concrete activities into colder weather conditions and additional weather days.
- AT&T fiber installation was quoted for an installation on 1/12/24, which was later than originally scheduled. It is now showing to be completed 2/1/24. This pushes the network live date, affecting elevator inspections.

Design Items:

Building Gas Pressure Delay:

- Building gas pressure was selected as 7" WC on original new building form to Spire provided by GLMV on 10/6/22.
- After initial attempt at boiler equipment start-up at FS5 on 1/10/24, MGC started coordination with Spire for potential solution for increased gas pressure. While coordinating with Spire it was discovered that the pressure selected will not accommodate for the full capacity of equipment at each project and Spire does not provide gas pressure between 7" WC and 2 PSI.
- MGC notified the design team on 1/16/24 of our concerns and information provided by Spire.
- RFI 188 was submitted 1/18/24 and returned 1/24/24 by the design team providing more specifics on scope changes required to
 accommodate 2 PSI pressure required to meet equipment needs and Spire's parameters. Impact shown is an estimation until RFI
 response is priced and approved, and Spire rework is scheduled. This impacts equipment start-up, permanent heat, and
 consequently all inspections that require permanent conditioning, and domestic and fire suppression lines to be on.

Exterior Soffits Heat Delay:

- RFI 113 was created on 8/7/23 raising concerns that no conditioned air was being provided to the patio soffits where sprinkler and plumbing lines were located. MGC followed recommended response to provide transfer air via open plenum from the adjoining interior spaces to the exterior soffit.
- As MEP construction got closer to completion in the adjoining spaces, RFI 173 was created on 12/19/23 noting that it did not
 appear that any return air pathways were provided in the design from the conditioned interior space to the open plenum and
 consequently the patio soffit. Ceiling grilles were indicated to be added to the allow room air into the plenum.
- Between 1/8/24 and 1/12/24 MGC monitored the soffit and interior space using a temperature sensor and found that the soffit temperature was only showing approximately a 10–14-degree difference from the outside air temperature.
- MGC notified the design team on 1/12/24 of the temperature findings and indicated that the previous RFI responses will not be sufficient to turn on the domestic water and fire suppression lines.
- An on-site meeting was conducted on 1/23/24 with the design team and the initial potential solution was to add heaters above the soffit.
- MGC indicated on 1/25/24 that adding heaters about the soffit would require the full soffit space to be sprinkled and would cause significant impacts.
- The design team provided a proposed solution on 1/26/24 for heaters to be set inside the building above ceiling or in exposed structure corridors, then ducted to the soffit. MGC distributed this solution to affected trade partners on 1/26/24 for input and pricing.
- The fire sprinkler contractor confirmed on 1/29/24 that any heater set above ceiling indoor or outdoor requires the full space to be sprinkled.
- As of 1/30/24, MGC and Design Team are brainstorming potential heater locations that are exposed and not above ceiling to avoid
 additional fire sprinkler work. Impact shown in schedule is estimation until final solution is confirmed, pricing is approved, material
 lead times are confirmed, and full schedule impact is forecasted. This delay affects permanent domestic and fire suppression lines
 being turned on, which then affects inspections required for TCO.

ATTACHMENTS:

240131 LSFS 4&5 Schedule Update - New Substantial Completion.pdf

(CHANGE ORDER REQUESTS IN THIS CHANGE ORDER:				
ſ	COR#	Title	Schedule Impact	Amount	



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003	New Substantial Completion Dates	40 days	\$ 0.00
	TOTAL:		\$ 0.00

CHANGE ORDER LINE ITEMS:

PCO # 003: New Substantial Completion Dates

#	SubJob	Cost Code	Description	Туре	Amount
1	N/A	180-99901 - Escalation Contingency	Change order associated with establishing new substantial completion dates.	Contingency	\$ 0.00
	Subtotal:				
Grand Total:					\$0.00

The original (Contract Sum) \$ 16,796,594.00

Net change by previously authorized Change Orders

\$ 0.00

The contract sum prior to this Change Order was

\$ 16,796,594.00

The contract sum would be changed by this Change Order in the amount of

\$ 0.00

The new contract sum including this Change Order will be

\$ 16,796,594.00

The Contract Time time will be increased by 40 days .

The date of Substantial Completion as of the date of this Change Order therefore is March 13th, 2024.

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which 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.

Chad Bard (GLMV Architecture)

9229 Ward Parkway Suite 210 Kansas City Missouri 64114

4/1/2024 | 12:02 PM CDT

SIGNATURE

DATE

SIGNATURE DATE

McCownGordon Construction, LLC

850 Main Street

Kansas City Missouri 64105

-DocuSigned by:

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4/1/2024 | 8:34 AM

SIGNATURE

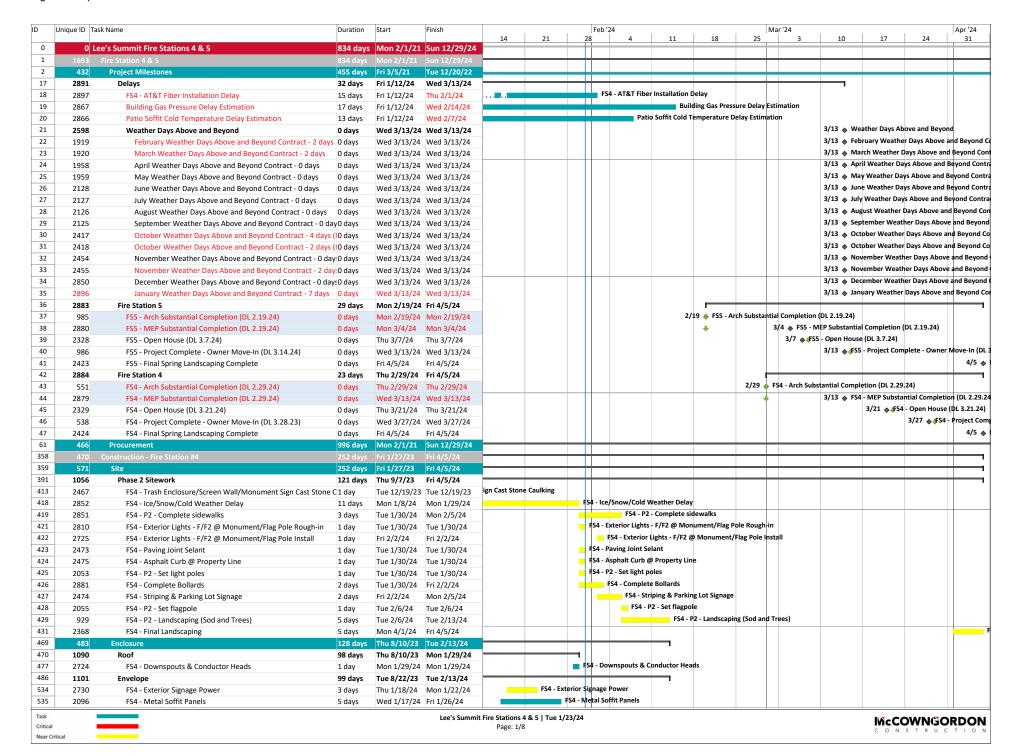
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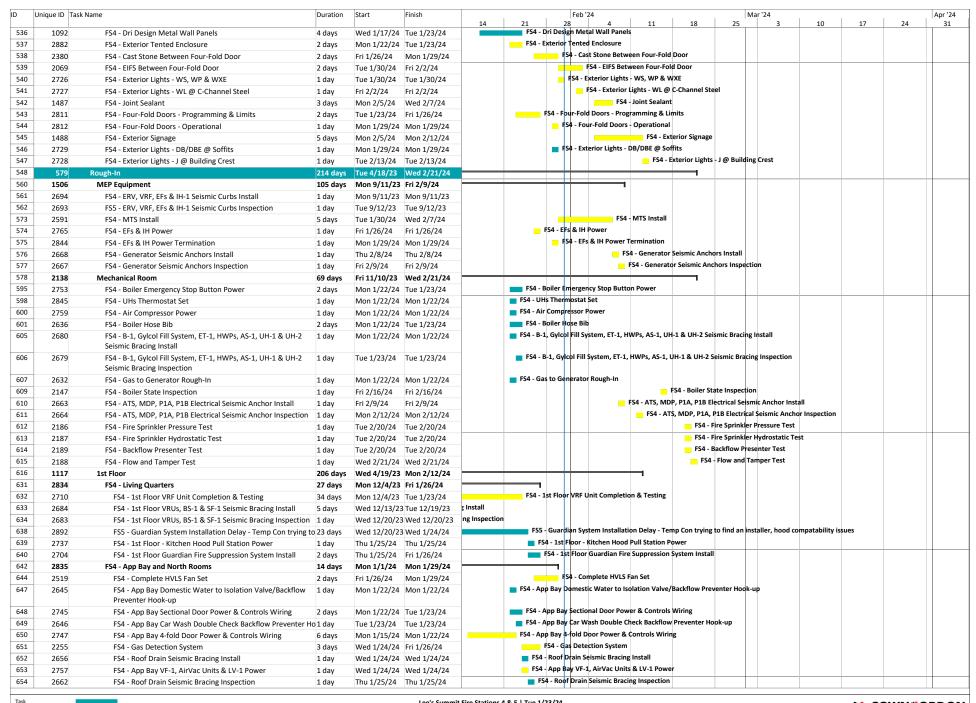
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City of Lee's Summit

220 SE Green Street

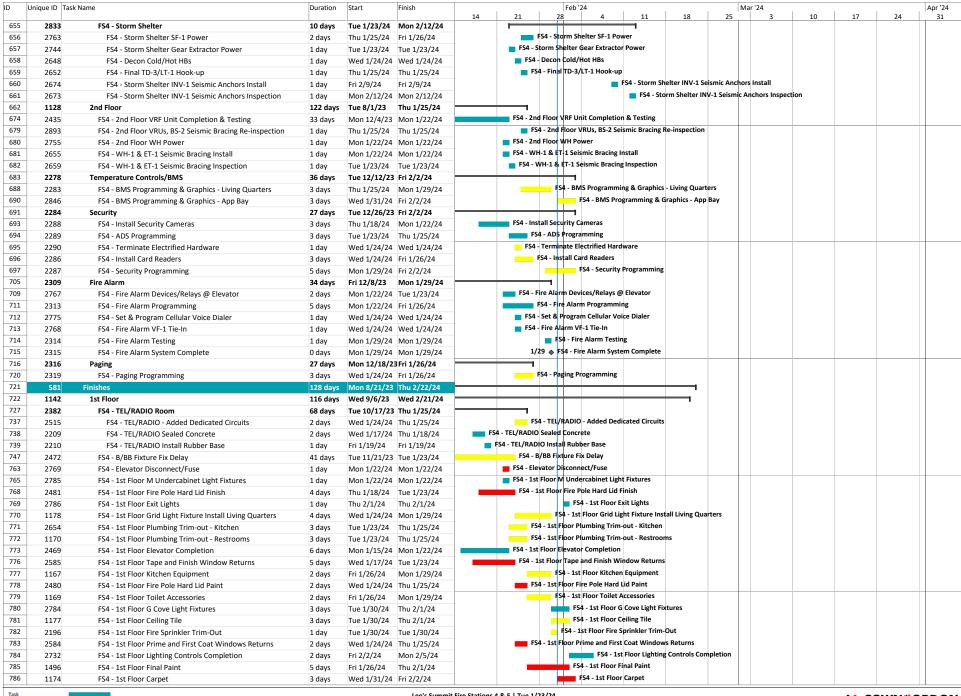
Lee's Summit Missouri 64063





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Near Critical

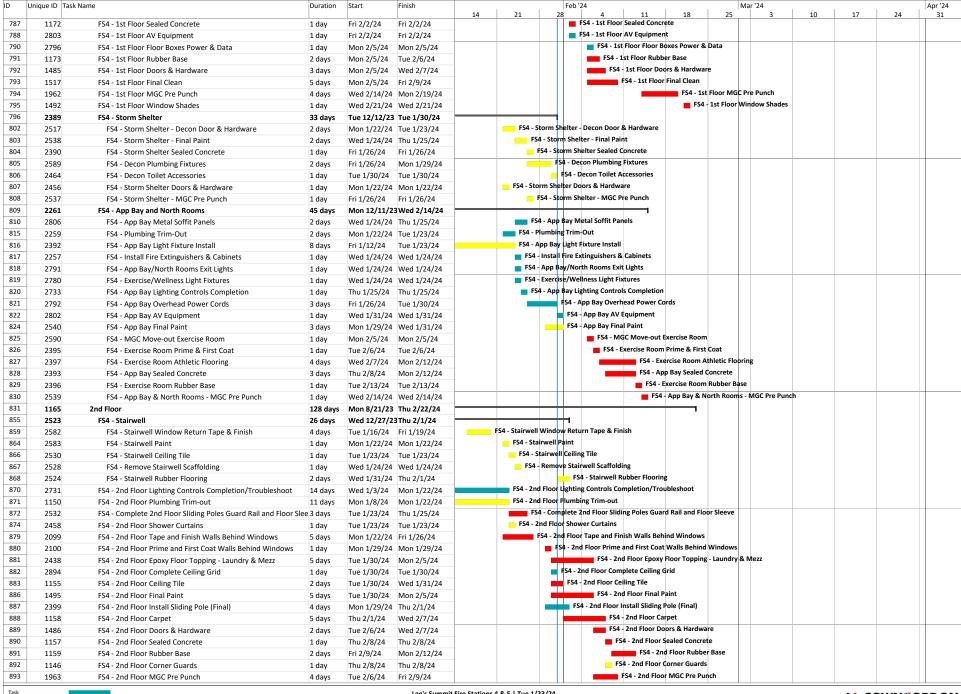




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Near Critical

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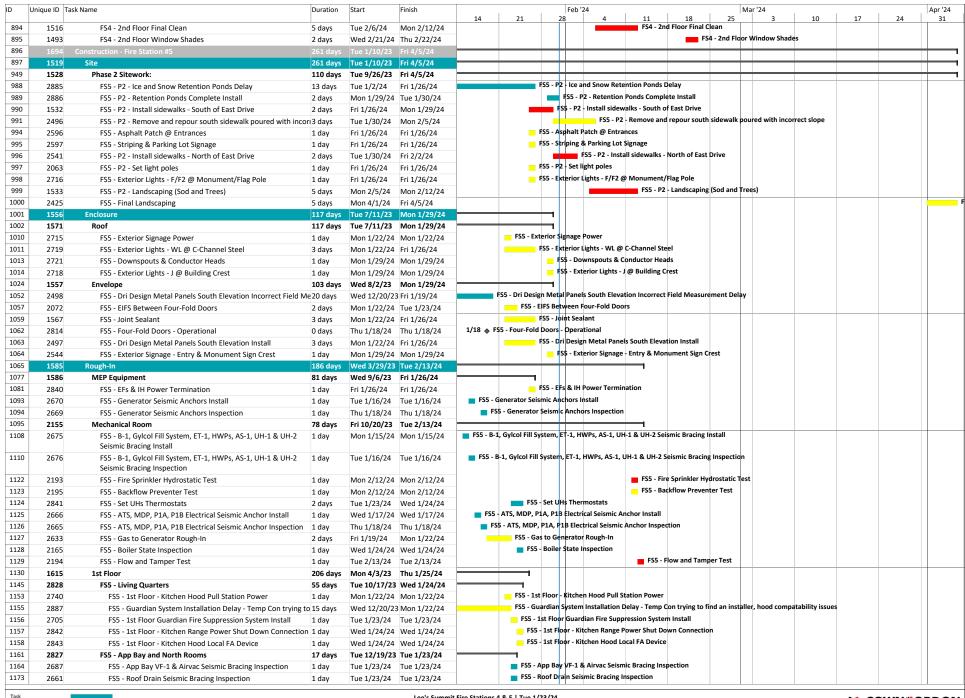
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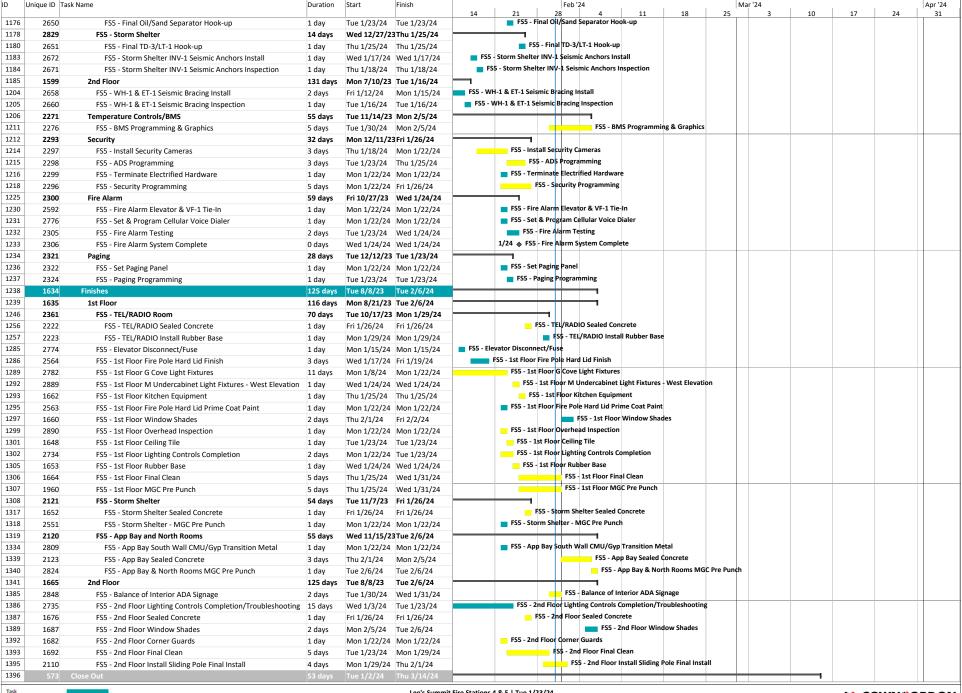
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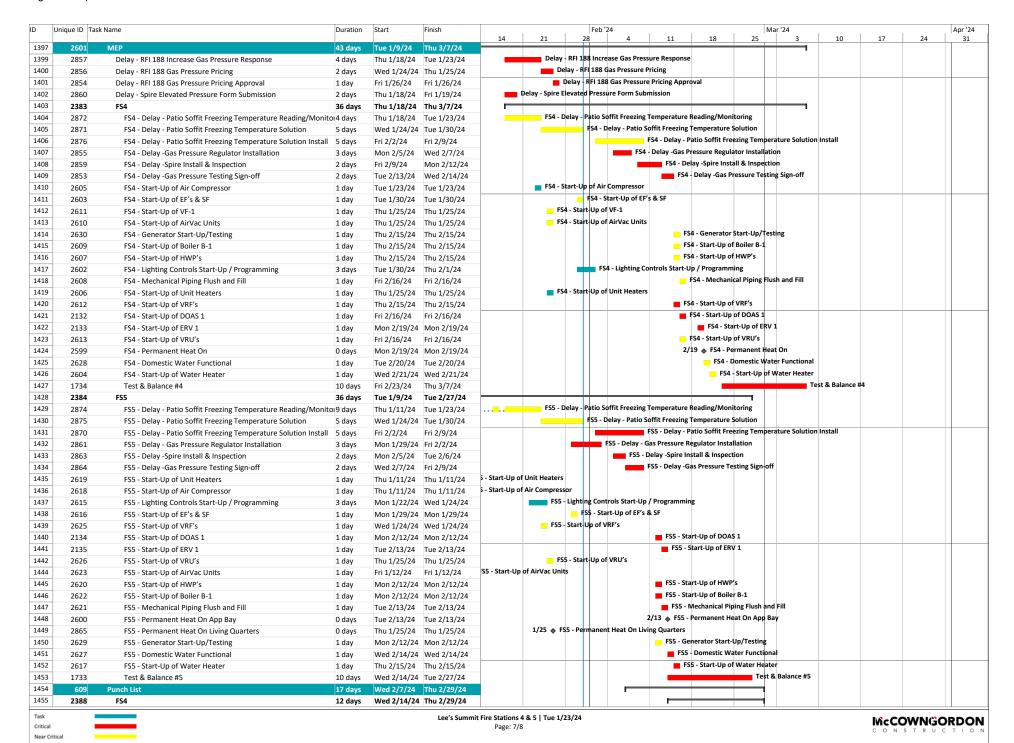
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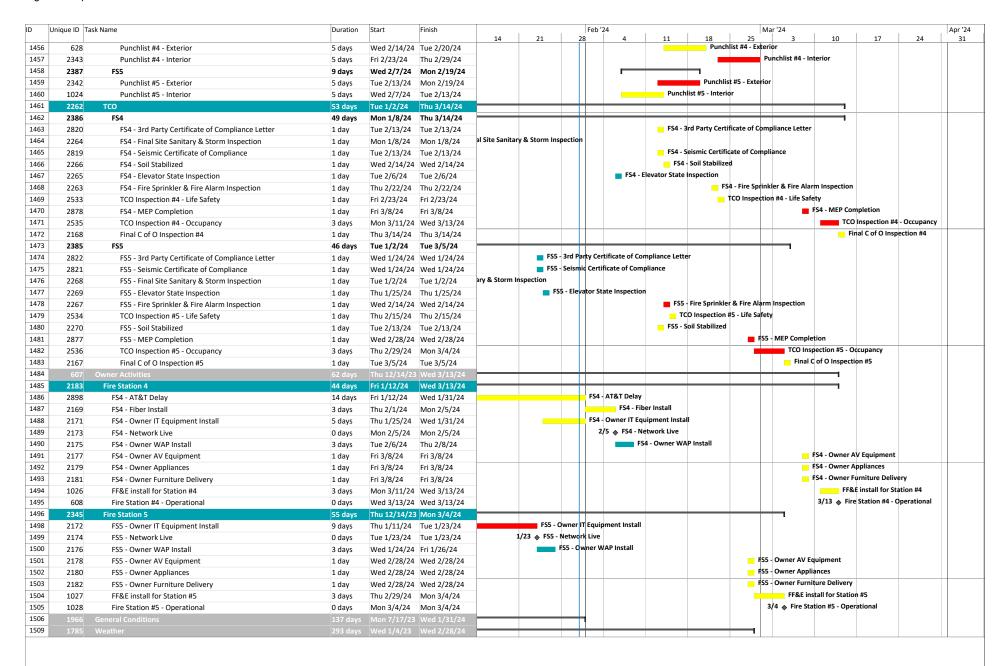


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