

Resolution 2026-R-205

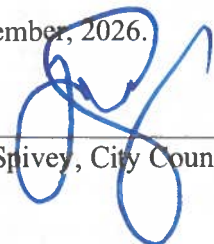
***A Resolution authorizing the execution of a change order for the Civic Center Renovation
Project for Value Engineering and/or Necessary Upgrades***

BE IT HEREBY RESOLVED by the City Council of the City of Irondale, Alabama, in regular meeting duly assembled, a quorum being present, that Mayor James D. Stewart, Jr. is authorized to execute a Project change order with Shelby Company, LLC, in the amount of \$31,709.24 (as reviewed and recommended for approval by Williams Blackstock Architects and shown in Exhibit A hereto) as set forth below:

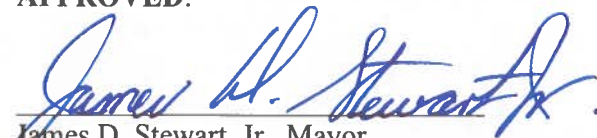
ITEM NUMBER	CHANGE	REASON FOR CHANGE	COST
PCO #14	Headwall Replacement and RipRap	Design development modifications to prevent washout.	\$29,927.95
PCO #23	French Drain Value Engineering (VE)	Eliminated French drain from scope of work by providing alternate design.	(\$4,999.80)
PCO #37	Replace manhole cover with slotted grill	Design development/optimization for long term maintenance.	\$1,002.33
PCO #45	Locks added to Pavilion Restrooms	Owner-requested modification.	\$986.00
PCO #56	Trash Compactor Canopy Height	Design modification to meet trash container requirements.	\$1,720.50
PCO #58	Fire Rated Door Frames - Inspection	Unforeseen Conditions/Existing Frames are not labeled to verify rating.	\$4,350.00
PCO #59	Upgrade Select Wood Doors to Hollow Metal Doors	Design development/optimization for long term maintenance.	\$5,399.80
PCO #60	BDA Equipment Credit	Owner purchased equipment.	(\$46,393.54)
PCO #62	Landscape Value Engineering (VE)	Alterations to design requirements resulting in cost savings.	(\$7,896.00)
CE #058	Roof Walkway Pads	Provide walkway path on roof(s) for future maintenance of equipment.	\$11,100.00
CE #064	Elevator Card Reader	Owner requested change resulted in credit for equipment.	(\$6,105.00)
CE #069	Pressure Reducing Valve Add	On-site water pressure requires a PRV to be provided and installed at the water meter.	\$5,500.00

CE #091	Video Wall Power Distribution	Owner requested video wall required new circuits to be provided for display wall.	\$11,987.00
CE #097	Interior Signage	Additional signage required to meet code requirements.	\$2,220.00
CE #098	Low Profile Fixtures	Alternate light fixtures required in specific locations in the building where above ceiling dimension would not allow fixtures as specified.	\$7,770.00
CE #131	BDA Equipment Power	Additional circuit requirements for BDA Equipment in electrical room.	\$3,330.00
CE #140	Pavillion/Pickleball AV Cabinet and Power	Revised layout of underground for cost savings but new cabinet was required. Savings was included in previous PCO.	\$1,665.00
CE #143	Exit Signs at Doors 220/220A	Additional exit signs required per code requirements.	\$3,330.00
CE #146	Power Distribution for Garage Door Motors	New circuits required to provide power for garage door motors.	\$6,815.00

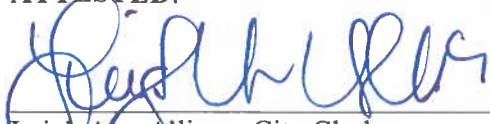
ADOPTED & APPROVED: This 15th day of September, 2026.


David Spivey, City Council President

APPROVED:

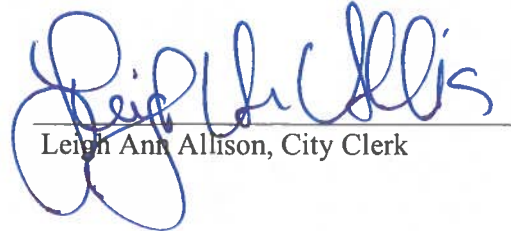

James D. Stewart, Jr., Mayor

ATTESTED:


Leigh Ann Allison, City Clerk

CERTIFICATION

I, Leigh Ann Allison, the City Clerk of the City of Irondale, Alabama, hereby certify that the above to be a true and correct copy of a resolution adopted by the City Council of the City of Irondale at its regular meeting held on the 15th day of September, 2026, as the same appears in the minutes of record of said meeting.



Leigh Ann Allison, City Clerk

EXHIBIT A

September 11, 2026

Mayor James D. Stewart
City of Irondale
101 20th Street North
Irondale, Alabama 35210

RE: Irondale Civic Center Renovation
Basis for Change Order and Status of Pricing – VE and/or Necessary Upgrades

Mayor Stewart,

This letter is to recommend the approval of the Pending Change Orders (PCOs) and Change Events (CE) listed below for VE and/or Necessary Upgrades for the Irondale Civic Center project. As the architect of record, our firm has reviewed the scopes of work, justification and associated costs for these changes. We have determined that they are fair, reasonable, and necessary for the successful completion of the project.

A summary of the recommended PCOs is detailed below:

- **PCO #14: Headwall Replacement and RipRap**
 - **Reason for Change:** Design Development Modifications to prevent future wash out.
 - **Cost Impact:** \$29,927.95 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #23: French Drain VE**
 - **Reason for Change:** Eliminated the French Drain from scope of work by providing alternate design.
 - **Cost Impact:** \$4,999.80 decrease
 - **Schedule Impact:** No schedule impact
- **PCO #37: Replace manhole cover with slotted grill**
 - **Reason for Change:** Design development/optimization for long term maintenance
 - **Cost Impact:** \$1,002.33 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #45: Locks added to Pavilion Restrooms**
 - **Reason for Change:** Owner-requested modification

- **Cost Impact:** \$986.00 Increase
- **Schedule Impact:** No schedule impact
- **PCO #56: Trash Compactor Canopy Height**
 - **Reason for Change:** Design modification to meet trash container requirements
 - **Cost Impact:** \$1,720.50 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #58: Fire Rated Door Frames - Inspection**
 - **Reason for Change:** Unforeseen Conditions/Existing Frames are not labeled to verify rating.
 - **Cost Impact:** \$4,350 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #59: Upgrade Select Wood Doors to Hollow Metal Doors**
 - **Reason for Change:** Design development/optimization for long term maintenance
 - **Cost Impact:** \$5,399.80 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #60: BDA Equipment Credit**
 - **Reason for Change:** Owner purchased equipment
 - **Cost Impact:** \$46,393.54 decrease
 - **Schedule Impact:** No schedule impact
- **PCO #62: Landscape VE**
 - **Reason for Change:** Alterations to design requirements resulting in cost savings.
 - **Cost Impact:** \$7,896 decrease
 - **Schedule Impact:** No schedule impact
- **CE #058: Roof Walkway Pads**
 - **Reason for Change:** provide walkway path on roof(s) for future maintenance of equipment
 - **Cost Impact:** \$11,100.00 Increase
 - **Schedule Impact:** TBD
- **CE #064: Elevator Card Reader**
 - **Reason for Change:** Owner requested change resulted in credit for equipment
 - **Cost Impact:** \$6,105.00 decrease

- **Schedule Impact:** TBD
- **CE #069: Pressure Reducing Valve Add**
 - **Reason for Change:** On-site water pressure requires a PRV to be provided and installed at the water meter.
 - **Cost Impact:** \$5,500.00 increase
 - **Schedule Impact:** TBD
- **CE #091: Video Wall Power Distribution**
 - **Reason for Change:** Owner requested Video wall required new circuits to be provided for Display wall.
 - **Cost Impact:** \$11,987.00 increase
 - **Schedule Impact:** TBD
- **CE #097: Interior Signage**
 - **Reason for Change:** Additional signage required to meet code requirements.
 - **Cost Impact:** \$2,220.00 increase
 - **Schedule Impact:** TBD
- **CE #098: Low Profile Fixtures**
 - **Reason for Change:** Alternate light fixtures required in specific locations in the building where above ceiling dimension would not allow fixtures as specified.
 - **Cost Impact:** \$7,770.00 increase
 - **Schedule Impact:** TBD
- **CE #131: BDA Equipment Power**
 - **Reason for Change:** Additional circuit requirements for BDA Equipment in electrical room
 - **Cost Impact:** \$3,330.00 increase
 - **Schedule Impact:** TBD
- **CE #140: Pavilion/Pickelball AV Cabinet and Power**
 - **Reason for Change:** Revised layout of underground for cost savings but new cabinet was required. Savings was included in previous PCO.
 - **Cost Impact:** \$1,665.00 increase
 - **Schedule Impact:** TBD

- **CE #143: Exit Signs at Doors 220/220A**
 - **Reason for Change:** Additional exist signs required per code requirements
 - **Cost Impact:** \$3,330.00 increase
 - **Schedule Impact:** TBD
- **CE #146: Power Distribution for Garage Door Motors**
 - **Reason for Change:** New circuits required to provide power for garage door motors
 - **Cost Impact:** \$6,815.00 increase
 - **Schedule Impact:** TBD
- **Total Financial Impact of Recommendations:** \$31,709.24
Total Schedule Impact of Recommendations: 0 Days

Our evaluation confirms that the pricing submitted by the contractor aligns with current market rates for labor and materials. Therefore, we recommend the approval of the Pending Change Orders (PCOs) and Change Events (CE) listed above for VE and/or Necessary Upgrades for the Irondale Civic Center project.

Sincerely,



Stephen Allen, President
Williams Blackstock Architects