

Resolution 2026-R-207

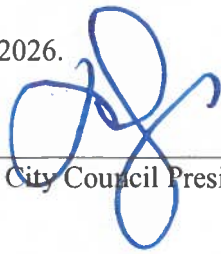
***A Resolution authorizing the execution of a change order for the Civic Center Renovation
Project for Unforeseen Conditions / Interior Environmental Concerns***

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 \$470,246.34 (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 #27	Environmental Growth at Balcony	Water Intrusion caused deterioration of wood materials and requires replacement.	\$72,536.38
PCO #38	Theatrical Lighting Rigging Design	Unforeseen Existing Condition: Existing support is not structurally sufficient to support new lighting.	\$29,359.70
PCO #40	AV Wall Buildout due to Existing Conditions	Unforeseen Existing Condition: Additional studs required to accommodate digital display screen wall at stage.	\$2,772.40
PCO #41	Existing Elevator Pit Depth, Width and Height	Unforeseen Existing Condition: modifications to pit required to accommodate new elevator.	\$3,828.00
PCO #43	Storage 127 Pour Concrete Curbs	Design Development: Replace concrete curbs that were removed in demolition phase of work.	\$3,137.80
PCO #44	Platform (Stage) Replacement	Water Intrusion caused deterioration of wood materials and requires replacement of stage structure and flooring.	\$79,233.56
PCO #47	Lack of Exterior Sheathing in Lobby	Unforeseen Existing Condition: Proper Sheathing was not installed at exterior envelope.	\$2,798.88
PCO #49	Fencing Tarriff	Unforeseen Cost due to New Tarriff policy between US/Canada.	\$23,643.00
PCO #50	Damp Mortar in Room 114	Design development/optimization for long term maintenance.	\$2,326.35

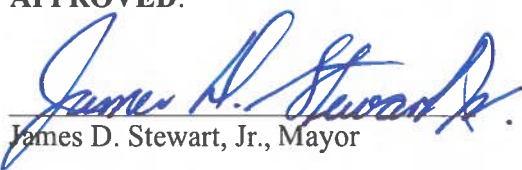
PCO #51	Add New Backflow Preventer to Fire Sprinkler Riser	Unforeseen Existing Condition: Back Flow Preventer was not in original building and is required to meet code requirements.	\$20,856.90
PCO #53	Existing Standing Seam Roof Repairs	Unforeseen Existing Condition: Edge Flashing modifications due to improper foreign material at edges of standing seam roofing.	\$10,545.00
PCO #54	Existing Fire Sprinkler Line – Unforeseen, Concealed Repairs	Unforeseen Existing Condition: Above ceiling sprinkler piping repair work to prevent future leaks at joints and replacement of sections of pipe that were beyond repair.	\$42,677.65
PCO #55	Existing Vertical Rain Leader Leak and Repair	Unforeseen Existing Condition: Vertical, in-wall section of pipe was leaking and needed replacement.	\$6,482.07
PCO #57	Sheathing at Entry Canopy	Design Development: Provide code required Fire Treated sheathing behind metal panels.	\$19,838.85
CE #038	Entry Canopy Drain Deterioration	Unforeseen Existing Condition: Existing roof drain leaders need replacing for proper connection to storm piping due to rotten/broken existing pipe.	\$5,550.00
CE #092	Vertical Steel at Elevator	Unforeseen Existing Condition: Existing roof drain leaders need replacing for proper connection to storm piping due to rotten/broken existing pipe.	\$27,900.00
CE #102	Fix/Replace Theatrical Lighting Structure/Rigging	Unforeseen Existing Condition: Existing support structure is not sufficient to support new lighting.	\$83,280.00
CE #105	Motorized Hoist	Design Development: Existing Hoist was removed in Demo phase and needs to be replaced with new hoist.	\$33,300.00

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



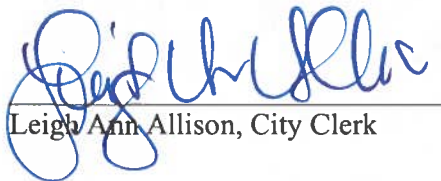
David Spivey, City Council President

APPROVED:



James D. Stewart, Jr., Mayor

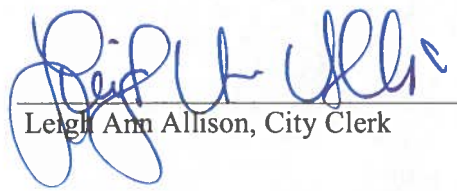
ATTESTED:



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 – Unforeseen Conditions / Interior Environmental Concerns

Mayor Stewart,

This letter is to recommend the approval of the Pending Change Orders (PCOs) and Change Events (CE) listed below for unforeseen conditions/interior environmental concerns 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 #27: Environmental Growth at Balcony**
 - **Reason for Change:** Water Intrusion caused deterioration of wood materials and requires replacement
 - **Cost Impact:** \$72,536.38 Increase
 - **Schedule Impact:** Increase 20 days
- **PCO #38: Theatrical Lighting Rigging Design**
 - **Reason for Change:** Unforeseen Existing Condition: Existing support is not structurally sufficient to support new lighting.
 - **Cost Impact:** \$29,359.70 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #40: AV Wall Buildout due to Existing Conditions**
 - **Reason for Change:** Unforeseen Existing Condition: Additional studs required to accommodate digital display screen wall at stage.
 - **Cost Impact:** \$2,772.40 Increase
 - **Schedule Impact:** No schedule impact

- **PCO #41: Existing Elevator Pit Depth, Width and Height**
 - **Reason for Change:** Unforeseen Existing Condition: modifications to pit required to accommodate new elevator.
 - **Cost Impact:** \$3,828 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #43: Storage 127 Pour Concrete Curbs**
 - **Reason for Change:** Design Development: Replace concrete curbs that were removed in demolition phase of work.
 - **Cost Impact:** \$3,137.80 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #44: Platform (Stage) Replacement**
 - **Reason for Change:** Water Intrusion caused deterioration of wood materials and requires replacement of stage structure and flooring.
 - **Cost Impact:** \$79,233.56 Increase
 - **Schedule Impact:** 20 days added to contract
- **PCO #47: Lack of Exterior Sheathing in Lobby**
 - **Reason for Change:** Unforeseen Existing Condition: Proper Sheathing was not installed at exterior envelope.
 - **Cost Impact:** \$2,798.88 increase
 - **Schedule Impact:** No schedule impact
- **PCO #49: Fencing Tarriff**
 - **Reason for Change:** Unforeseen Cost due to New Tarriff policy between US/Canada
 - **Cost Impact:** \$23,643.00 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #50: Damp Mortar in Room 114**
 - **Reason for Change:** Design development/optimization for long term maintenance
 - **Cost Impact:** \$2,326.35 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #51: Add New Backflow Preventer to Fire Sprinkler Riser**
 - **Reason for Change:** Unforeseen Existing Condition: Back Flow Preventer was not in original building and is required to meet code requirements.

- **Cost Impact:** \$20,856.90 Increase
- **Schedule Impact:** 15 days added to contract
- **PCO #53: Existing Standing Seam Roof Repairs**
 - **Reason for Change:** Unforeseen Existing Condition: Edge Flashing modifications due to improper foreign material at edges of standing seam roofing
 - **Cost Impact:** \$10,545.00 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #54: Existing Fire Sprinkler Line – Unforeseen, Concealed Repairs**
 - **Reason for Change:** Unforeseen Existing Condition: Above ceiling sprinkler piping repair work to prevent future leaks at joints and replacement of sections of pipe that were beyond repair.
 - **Cost Impact:** \$42,677.65 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #55: Existing Vertical Rain Leader Leak and Repair**
 - **Reason for Change:** Unforeseen Existing Condition: Vertical, in-wall section of pipe was leaking and needed replacement.
 - **Cost Impact:** \$6,482.07 Increase
 - **Schedule Impact:** No schedule impact
- **PCO #57: Sheathing at Entry Canopy**
 - **Reason for Change:** Desing Development: Provide code required Fire Treated sheathing behind metal panels.
 - **Cost Impact:** \$19,838.85 Increase
 - **Schedule Impact:** No schedule impact
- **CE #038: Entry Canopy Drain Deterioration**
 - **Reason for Change:** Unforeseen Existing Condition: Existing roof drain leaders need replacing for proper connection to storm piping due to rotten/broken existing pipe
 - **Cost Impact:** \$5,550.00 Increase
 - **Schedule Impact:** No schedule impact
- **CE #092: Vertical Steel at Elevator**
 - **Reason for Change:** Unforeseen Existing Condition: Existing roof drain leaders need replacing for proper connection to storm piping due to rotten/broken existing pipe
 - **Cost Impact:** \$27,900 Increase

- **Schedule Impact:** No schedule impact
- **CE #102: Fix/Replace Theatrical Lighting Structure/Rigging**
 - **Reason for Change:** Unforeseen Existing Condition: Existing support structure is not sufficient to support new lighting
 - **Cost Impact:** \$83,280 Increase
 - **Schedule Impact:** No schedule impact
- **CE #105: Motorized Hoist**
 - **Reason for Change:** Design Development: Existing Hoist was removed in Demo phase and needs to be replaced with new hoist.
 - **Cost Impact:** \$33,300.00 Increase
 - **Schedule Impact:** No schedule impact
- **Total Financial Impact of Recommendations: \$470,246.34**
Total Schedule Impact of Recommendations: 35 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 unforeseen conditions/interior environmental concerns for the Irondale Civic Center project.

Sincerely,



Stephen Allen, President
Williams Blackstock Architects