

RESOLUTION NO. 2026 – 80

TO APPROVE CHANGE ORDER NO. 37 FOR JIM COOPER CONSTRUCTION COMPANY, INC.

WHEREAS, the Cullman City Council awarded the bid for the new Civic Center Complex recently named “OmniPlex” to Jim Cooper Construction Company, Inc. in the amount of \$19,583,687.00;

WHEREAS, the Cullman City Council approved Change Orders No. 1, 2, and 3 increasing the project cost by \$5,215.75 for upgrading interior doors, adding floor electrical boxes, upgrading a transformer to \$19,590,290.54; and

WHEREAS, the Cullman City Council rejected Change Orders No. 4, 5, and 7 which were deemed unnecessary; and

WHEREAS, the Cullman City Council approved Change Orders No. 6, 8, 9, and 10 to upgrade door hardware, add power for shot clocks, enlarge sectional door, and add LED entry signage with circuit and steel increasing the project cost by \$26,419.65 to \$19,616,710.19; and

WHEREAS, the Cullman City Council approved Change Orders No. 11, 12, 13, 14, and 15 improving court markings, adding power for LED entry signage, and crediting allowances for security networking, access control, video displays, and gym sound system reducing the project cost by \$406,405.35 to \$19,210,304.84; and

WHEREAS, the Cullman City Council approved Change Orders No. 16, 17, 18, 19, and 20 to add a large sectional door, to upgrade a monument sign, to modify electrical for PA system, to add a surge suppressor, and to upgrade light pole fixtures increasing the project cost by \$47,179.09 to \$19,257,483.93; and

WHEREAS, the Cullman City Council approved Change Orders No. 22, 23, 24, 26, 27, and 29 which did not increase the project cost due to allowances; and

WHEREAS, the Cullman City Council approved Change Orders No. 35 and 36 which did not increase the project cost due to allowances; and

WHEREAS, the Cullman City Council rejected Change Order No. 28 because the work was included in a previous change order; and

WHEREAS, the Cullman City Council wishes to approve Change Order No. 37 including credits for liquidated damages and unused construction allowances to reduce the project cost by \$107,649.34 to \$19,149,834.59; and

THEREFORE, BE IT RESOLVED by the Cullman City Council that the Mayor is hereby authorized to approve Change Order No. 37 with Jim Cooper Construction Company, Inc. reducing the project cost by \$107,649.34 for a final total amount of \$19,149,834.59.

ADOPTED BY THE CITY COUNCIL this the 23rd day of March, 2026.

President of the City Council

ATTEST:

City Clerk

APPROVED BY THE MAYOR this the 23rd day of March, 2026.

Mayor

COUNCIL AGENDA REQUEST

Date: 03/13/2026

Department: Parks and Recreation (CPRST) Name: Pam Leslie

Phone: 256-775-7104 Email: pleslie@cullmanal.gov

Type of request (select all that apply):

- Alcohol License
- Budget Amendment
- Contract Approval
- Public Comment
- Special Event
- Other
- Annexation
- Change Order
- Petition
- Resolution
- Tax Abatement
- Bid Award
- Codification Change
- Proclamations
- Rezoning
- Variance

Reason for Request:

Consider Change Order No. 37 for OmniPlex

Supporting Documentation:

Attach supporting documentation.

Signature: Signed by: Pam Leslie DE7BB8128F08461... 

Approval Sequence:

1. Administration – City Clerk’s Office

Verifies form is completed and proper documentation is attached.

Approved to Move Forward Rejected Return to Requestor

Comments:

Signature: Signed by: Pam Leslie 8F02210223EC457... Date: March 13, 2026 | 11:44 AM CDT

2. Council Committee Chairperson - David Moss

Ensures necessity of the request.

Approved to Move Forward Rejected Return to Admin

Comments:

Signature: Signed by: David Moss 65E64F5D7577427... Date: March 15, 2026 | 8:20 AM CDT

3. Council President

Approved for Council Agenda Rejected Return to Committee

Comments:

Signature: Signed by: Kim Hall 373F5C72C0C944B... Date: March 16, 2026 | 10:07 AM CDT

4. Administration – City Clerk’s Office

Added to Council Agenda Date of Meeting: 03/23/2026

Comments:

Signature: Signed by: Wes Moore 6F02210223EC457... Date: 03/16/2026

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Change Order

PROJECT: <i>(Name and address)</i> Cullman Civic Center Field of Miracles Drive SW Cullman, AL 35055	CONTRACT INFORMATION: Contract For: General Construction Date: August 15, 2023	CHANGE ORDER INFORMATION: Change Order Number: 007 Date: February 4, 2026
OWNER: <i>(Name and address)</i> City of Cullman 204 Second Avenue Northeast Cullman, AL 35055	ARCHITECT: <i>(Name and address)</i> Cohen Carnaggio Reynolds, Inc. 2920 1st Avenue South Birmingham, AL 35233	CONTRACTOR: <i>(Name and address)</i> Jim Cooper Construction Company, Inc. 5004 Fifth Avenue South Birmingham, AL 35212

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.)

The Contract amount shall be reduced to: remove the unspent value of Allowance Number 5 (\$16,649.34), and remove from the contract the value of Liquidated Damages to be paid by the General Contractor to the Owner (\$91,000).

The original Contract Sum was
 The net change by previously authorized Change Orders
 The Contract Sum prior to this Change Order was
 The Contract Sum will be decreased by this Change Order in the amount of
 The new Contract Sum including this Change Order will be

\$	19,583,687.00
\$	-326,203.07
\$	19,257,483.93
\$	107,649.34
\$	19,149,834.59

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

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.

Cohen Carnaggio Reynolds, Inc. ARCHITECT <i>(Firm name)</i>	Jim Cooper Construction Company, Inc. CONTRACTOR <i>(Firm name)</i>	City of Cullman OWNER <i>(Firm name)</i>
_____ SIGNATURE	_____ SIGNATURE	_____ SIGNATURE
Brian DiRusso, Vice President PRINTED NAME AND TITLE	Cameron Robulack, Div Manager PRINTED NAME AND TITLE	Woody Jacobs, Mayor PRINTED NAME AND TITLE
_____ DATE	_____ DATE	_____ DATE

Change Order Request



Jim Cooper Construction Company, Inc.
 5004 5th Avenue South
 Birmingham, AL 35212
 Phone: 205-871-0304

Owner : City of Cullman
 204 2nd Avenue NE
 Cullman, AL 35055

Project: J23466- / Cullman - Cullman Civic Center
 1634 Field of Miracles Drive SW
 Cullman, AL 35055

PCOType: PCO **Pricing is good for 30 days unless specifically addressed below.**

Change Order Request # :	37	Owner CO #37 - Liquidated Damage and Allowance Deduct	2/20/26
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Item :	1	Liquidated Damages Deduct
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Deductive CO for Liquidated Damages to be paid back to the Owner.

Phase	Description	Notes		Estimated Cost
99-99-99-	Project Contingency			-91,000.00
	Subtotal Item	1		-91,000.00
	Labor Burden		50.00%	0.00
	Insurance		0.00%	0.00
	Safety		0.00%	0.00
	Bond		0.00%	0.00
	Overhead		0.00%	0.00
	Fee		0.00%	0.00
		Requested Total For Item	1	-91,000.00

Item :	2	Allowance Deduct
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Deduct for remaining allowance budget reflective of all approved and executed Owner change orders.

Phase	Description	Notes		Estimated Cost
10-14-00-	Signage			-16,649.34
	Subtotal Item	2		-16,649.34
	Labor Burden		50.00%	0.00
	Insurance		0.00%	0.00
	Safety		0.00%	0.00
	Bond		0.00%	0.00
	Overhead		0.00%	0.00
	Fee		0.00%	0.00
		Requested Total For Item	2	-16,649.34

Total For Change Order	-107,649.34
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Approved By: City of Cullman

Submitted By: Jim Cooper Construction Company, Inc.

Signed: _____

Signed: _____

Date: _____

Date: _____

