

Memo

To: City Council
From: Amy E. Gilson, P.E., Director of Public Works
Date: October 5, 2020
Re: Parking Lot #1 Change Orders

Per the request of the former city manager, I am providing this update on the Parking Lot #1 project. As he stated in the meeting, the project is complete with the exception of the underground storage tanks (USTs), which is an issue that will last into next year pending a decision from the State.

I know it wasn't the original question asked, but here is a general recap of the major changes that occurred on the project:

Additional storm sewer, storm sewer leads and structure adjusting \$39,582.14- required due to relocation of the storm sewer due to unforeseen utility conflicts.

Additional sanitary sewer leads and cleanouts \$33,399.03- required due to relocation of the sanitary sewer due to unforeseen utility conflicts.

Masonry and Concrete Structure Removal \$4,983.00- removal of old building foundation that was encountered.

Subgrade Undercutting \$6,448.00- Poor soils encountered

Geotextile Separator and Stabilizer \$1,373.00- Stabilization for poor soils.

Exploratory Excavation and Sewer Televising \$11,690.08- Televising required when electric utility conflicts required the relocation of the new sanitary sewer.

Addition of ADA Ramp \$836.00- Due to post-design changes for seating area at Beach Market.

Abandon three telephone poles \$1,511.10- they were cut off at ground level and needed to be removed for construction to continue.

Addition of three ADA structure covers \$ 1,350.00- due to the relocation of manholes, they were required to meet ADA standards.

Concrete boulder Foundation \$3,300.00- It was determined that this was a safer way to place the Beach memorial rock after its new location was changed to a concrete seating area at Beach Market.

Underground Storage Tank Removal \$11,124.31- Encountered two USTs that were not identified in the environmental report prepared by the bank when they sold the property to Chestnut Development.

This is a unit price contract, and the contractor is paid for the actual quantity of each item that is constructed. The Balancing Change Order is a vehicle for zero balance accounting on each of the contract pay items. The net change of addition and subtraction of quantities is (\$26,667.87) which is Change Order #4. The final payment of \$36,384.06 included items that had not yet been paid for in previous pay estimates. The amount of Change Order #4 was mis-stated in Resolution 2020-127 and has been changed to reflect the correct amount.

Given the challenges faced on this project, whether it was the COVID or underground surprises each day, things could have been a lot worse had we used a different contractor. Leavitt & Starck was great to work with, rolled with the punches and changes, and they did not charge us for several extras they could have. It was a great partnership and collaboration between the contractor, the consultant and the city staff resulting in a beautiful new parking lot.

Please let me know if you have any questions.