



Request for City Council Committee Action From the Department of Public Works

Date: September 11, 2007
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Referral to: Honorable Paul Ostrow, Chair Ways & Means Committee

Subject: Closeout Bryn Mawr South Renovation Project (PV503) with reallocation of excess bond proceeds to Loring Greenway Phase II - Site Improvement Project
Request an appropriation increase

Recommendation:

- a. Closeout the 2005 Bryn Mawr Renovation project (PV503) appropriations from resolution 2004R-584:
 - Decrease Paving Construction capital appropriation in 4100-937-9372 project (PV503) by \$579,814.54.
 - Decrease Field Operations capital appropriation in 4100-943-9440 project (PV503) by \$22,572.82.
 - Decrease Sewer Construction capital appropriation in 7300-932-9322 project (PV503) by \$37,330.24.
 - Decrease Scrap sale (unbudgeted revenue) \$18,648.98.
 - Total Decrease = \$621,036.34

 - As a result of the above project closeout \$621,036.34 of Net Debt Bonds (NDB) will become available. Request the City Council reallocate the excess Net Debt Bonds to the project listed below with the Capital appropriation increase and revenue budget increase to the Capital appropriation resolution 2006R-614 as follows:
 - \$621,036.34 increase to Fund/Agency/Org: 4100-937-9372-PV020 and revenue source Fund/Agency/Org: 4100-937-9372-3846 (Loring Greenway Phase II Site – Improvement Project):

 - Request the concurrence of the Board of Estimate and Taxation in the reallocation of already issued Net Debt Bonds of \$621,036.34 from the 2005 Bryn Mawr Renovation Project (PV503)

- b. Authorize the City Engineer to enter into a Supplemental Agreement with Loring Greenway Contractor (Meyer Contracting, Inc) in an amount not to exceed \$227,000 for increased costs and extension of the contract completion date to September 30, 2008.

Previous Directives:

- Resolution 2006R-614 – “2007-2011 Five Year Capital Program” dedicating \$1,600,000 in Net Debt Bonds for PV020 Loring Greenway (Permanent Improvement Projects Fund 4100

937 9372), as shown in the "Capital Section of the Adopted Budget book", passed by the City Council on December 11, 2006 and approved by the Mayor on December 14, 2006.

- Resolution 2005R-659 – "2005-2010 Five Year Capital Program" dedicating \$1,103,000 in Net Debt Bonds for PV020 Loring Greenway (Permanent Improvement Projects Fund 4100 937 9372), as shown in the "Capital Section of the Adopted Budget book", passed by the City Council on December 19, 2005 and approved by the Mayor on December 21, 2005.

Prepared by: Meseret Wolana, Project Engineer, 612-673-3527
Don Elwood, P.E., Director of Transportation Planning and Engineering,
612-673-3622

Approved by: _____
Steve Kotke P.E., City Engineer, Director of Public Works

Presenters: Meseret Wolana, Project Engineer, 612-673-3527

Financial Impact (Check those that apply)

No financial impact - or - Action is within current department budget.
(If checked, go directly to Background/Supporting Information)

Action requires an appropriation increase to the Capital Budget

Action requires an appropriation increase to the Operating Budget

Action provides increased revenue for appropriation increase

Action requires use of contingency or reserves

Other financial impact (Explain):

Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information:

The construction of Bryn Mawr South Renovation Project was completed in 2005. Public Works is requesting to close the project and reallocate \$621,036.34 to Loring Greenway Phase II-Site Improvement Project.

The Loring Greenway Phase II Project was originally scheduled for construction in 2006. This project was been advertised and bid in 2006 and received two bids which where 84% and 87% over the engineers' estimate. Public works rejected both bids, modified the scope of work, secured additional funds, and re-bid the project in 2007.

The bid opening for this project was on February 6, 2007. The Department of Public Works reviewed, accepted and recommended award of the contract to Meyer Contracting, Inc for \$2,138,494.90.

Original Meyer Contract

Construction of the Loring Greenway project began on April 16, 2007. This project consists of removals, placement of concrete retaining walls, concrete stairs, walkways with granite chip and exposed aggregate, electrical upgrades, irrigation system, clay tile repairs and landscaping. The Loring Greenway project was scheduled for completion this fall.

In the process of construction, unforeseen conditions resulted in additional work to the contract. Based on our findings, Public Works recommends the additional work to be done. The additional work includes: replacement of the irrigation system supply line; additional concrete

milling on the bridge; removal & replacement of concrete embankments; incorporation of light weight fill on the bridge; removal of wood sculpture; additional 1" inch non-metallic electrical conduit; tile and mortar base removals; and installation of tile.

The tile and mortar base removals and tile installation was necessitated by the condition of the existing clay tiles and their bedding mortar on the embankments found as work progressed. It was found that the tiles were in greater need of repair than anticipated. Public Works has determined, though it would be an increase to the scope of the work, that the tiles should be removed; tiles in good conditioned be salvaged; and finally reset with a new adhesive system. With many of the existing tiles damaged, it is necessary for new tiles to be purchased. The matching tiles are not stock item. At this time, it is our understanding that delivery will occur 12 weeks after the order is placed. This lead time, along with an ambient temperature of 50° or higher for installation makes completion of the project this fall doubtful.

Public Works also has identified items that were not part of the project scope which we believe should also be repaired as part of this project. The repairs identified to date are repairs to the two fountains' mechanical systems; repairs to the fountain tiles; repairs & painting of the seating areas and their trellis; and replacement of the sign at the Nicollet Mall entrance.

Change Orders:

Public Works has issued change orders to the contract for the replacement of the irrigation system supply line; additional concrete milling on the bridge; removal & replacement of concrete embankments; incorporation of light weight fill on the bridge; removal of wood sculpture; and the installation of the additional 1" inch non-metallic electrical conduit. The value of this work is estimated to be \$40,000.

Additional Phase 1 & 2 Work Directed:

Due to their deteriorated condition, the contractor was directed to remove the tiles and mortar base on phases 1 and 2. This work will increase the contract by approximately \$8,000. The contractor has been also directed to install the salvaged tiles in phase 1 (Nicollet Mall Entrance). There are available tiles in stock to complete phase 1. The approximate cost of this work is \$19,000.

Additional Phase 3 & 4 Work Recommended:

The costs of the tile and mortar base removals for the remainder of the project are estimated to be \$20,000. In addition, we estimate the cost of completing the tile installation for the remainder of the project to be \$140,000.

We are recommending that the Public works be authorized to increase our contract with Meyer Contracting Inc. by an amount not to exceed \$227,000. This increase will address the change orders (\$40,000) necessitated by the unforeseen conditions; removal of the tiles (\$28,000); and the installation of tiles (\$159,000).

Future Work to be Recommended:

Public Works is developing the scope of work and cost estimates for the fountains, seating areas, trellises, sign and other repairs within the project site. Once we have defined this work, we return to committee with an update and to seek approval for this additional work.

The neighborhood group representatives have been informed the progress of the project and the current status of the project and time line.

Project Budget

Original Meyer Contract			\$2,138,495
Change orders	\$40,000		
Tile and mortar base removals (phases 1 & 2)	\$8,000		
Tile installation (phase1)	<u>\$19,000</u>		
	\$67,000	\$67,000	
Additional work recommended			
Tile and mortar base removals (phases 3 & 4)	\$20,000		
Tile installation (phase 3 & 4)	<u>\$140,000</u>		
	\$160,000	<u>\$160,000</u>	
	Sub total	\$227,000	
Future work to be recommended			
Fountains, seating areas, sign & other repairs		<u>\$343,000</u>	
Total of Additional Work		\$570,000	\$570,000
Design and construction administration (Allocated and future needs)			\$615,541
Proposed New Project Total			<u>\$3,324,036</u>

Project Funding

Original project budget	\$2,703,000
Funding increase request	\$621,036
Increased total project budget	<u>\$3,324,036</u>

The Loring Greenway project site will be open as scheduled in October 2007. The remaining work will recommence mid April 2008. Though access will be reduced, the Greenway will remain open during 2008 construction.

Attachments:

1. Loring Greenway Phase II – Site Improvement Location Map

CC: Council Member Lisa Goodman, Ward 7
Don Elwood, Public Works
Mike Abelin, Finance
William Schroeder, Finance
Ann Mathews, Finance
Jack Yuzna, Public Works
Jack Qvale, Board of Estimate

T&PW & W&M/Budget - Your Committee recommends the following:

a. Closeout the 2005 Bryn Mawr Renovation project (PV503) appropriations from resolution 2004R-584:

- Paving Construction capital appropriation in 4100-937-9372 project (PV503) should be decreased by \$579,814.54. Field Operations capital appropriation in 4100-943-9440 project (PV503) should be decreased by \$22,572.82. Sewer Construction capital appropriation in 7300-932-9322 project (PV503) should be decreased by \$37,330.24. Paving \$579,814.54; Field Operations \$22,572.82; Scrap sale (unbudgeted revenue) \$18,648.98; Total \$621,036.34
- As a result of the above project closeout \$621,036.34 of Net Debt Bonds (NDB) will become available. Request the City Council reallocate the excess Net Debt Bonds to the project listed below with the Capital appropriation increase and revenue budget increase to the Capital appropriation resolution 2006R-614 as follows:
- \$621,036.34 increase to Fund/Agency/Org: 4100-937-9372-PV020 and revenue source Fund/Agency/Org: 4100-937-9372-3846 (Loring Greenway Phase II Site – Improvement Project):
- Request the concurrence of the Board of Estimate and Taxation in the reallocation of already issued Net Debt Bonds of \$621,036.34 from the 2005 Bryn Mawr Renovation Project (PV503)

b. Authorize the City Engineer to enter into a Supplemental Agreement with Loring Greenway Contractor (Meyer Contracting, Inc) in an amount not to exceed \$227,000 for increased costs and extension of the contract completion date to Sept



■ Project

