



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

**Date:** April 4, 2006  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Referral to:** Honorable Paul Ostrow, Chair Ways & Means/Budget Committee  
**Subject:** Riverfront (Guthrie) Municipal Ramp  
Construction Change Orders

### Recommendation:

Approve Change Order Nos. 5 through 8 increasing City Contract No. C-19528 with ramp design builder Guthrie Theater Foundation by \$83,649 (0.3% increase) for a new total of \$24,618,114. No increase in the project appropriation is necessary. Funds are available from the project contingency for the Riverfront (Guthrie) Municipal Ramp construction project.

### Previous Directives:

Contract was modified on October 21, 2005 per Council Resolution 2005R-581 adding an additional \$184,465 for project change orders 1 through 4 resulting in a new total of \$24,534,465.

Contract was modified on June 17, 2005 per Council Resolution 2005R-345 adding \$50,000 for Phase IIA Chicago Plaza project for a new total of \$24,350,000.

Council has approved the overall project in original Council Action dated July 25, 2003 for an initial sum of \$24,300,000.

**Prepared by:** Michael W. Sachi P.E., Parking and Skyway Systems Engineer, 673-2159  
**Approved by:**

---

Klara A. Fabry, P.E., City Engineer, Director of Public Works

**Presenters:** Jon Wertjes, P.E., PTOE, Director, Traffic and Parking Services  
Michael W. Sachi, P.E., Parking and Skyway Systems Engineer

Permanent Review Committee (PRC)      Approval \_\_\_\_\_ Not Applicable   X  

Policy Review Group (PRG)              Approval \_\_\_\_\_ Not Applicable   X

**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
- Business Plan:  Action is within the plan.  Action requires a change to plan.
- Other financial impact (Explain):
  
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

**Community Impact**

- Neighborhood Notification: Not Applicable
- City Goals: Closeout ramp project. Ramp built to support new Guthrie Theater and surrounding area.
- Comprehensive Plan: Not Applicable
- Zoning Code: Not Applicable

**Background/Supporting Information**

The Riverfront parking ramp is now complete with the exception of a few minor punchlist items and has been open for business since November 1, 2005. It is located on the block bounded by Chicago Ave. S. (new) & 9th Ave. S. (new), 2nd Street S. to Washington Ave. S. The ramp contains 987 parking stalls on five above ground levels and two below ground levels. The ramp is located across 2<sup>nd</sup> St. from the new Guthrie Theater complex and will be the primary parking location for patrons of the new theater.

The Guthrie Theater Foundation is the design builder for the project and work is for all intents and purposes complete. I am forwarding Change Orders 5 through 8 (summary attached) for your Committee's approval. This covers the remaining change orders for the project and covers change management actions for which notices-to-proceed have been issued to the contractor. The actions are listed on the change orders with a brief explanation of the work. The work included in these change orders will increase the contract amount by \$83,649, for a new total of \$24,618,114 and will be funded from the project contingency. No appropriation increase is required.

Att.: Project Change Order 5 through 8 Summary

**Riverfront Ramp Project**  
**City Contract No. C-19528**  
**Project Change Order 5-8 Summary**  
**April 18, 2006**

<b>Change Order #5</b>	Portion of total cost agreed to be covered by the City as a result of independent soils consultant recommendation that ramp be designed based on soils bearing capacity of 8,000 lbs/sq ft rather than design based on initial City consultant recommendation of 10,000 lbs/sq ft soils bearing capacity. This change resulted in use of caisson supports instead spread footing supports that initial estimate was based on. This is the portion of that cost agreed to by the City.	NET ADD	\$65,520
<b>Change Order #6</b>	Costs incurred resulting from the addition of pedestrian signage both internal and external to the ramp requested by the City above initial scope.	NET ADD	\$14,702
<b>Change Order #7</b>	Costs incurred by contractor for use of outside engineering consultant hired to address grade and elevation issues related to the construction of the new 9 <sup>th</sup> Avenue block built by City forces.	NET ADD	\$2,493
<b>Change Order #8</b>	Added costs of tie-in for security system head end to emergency power as requested by the City.	NET ADD	\$934
<b><u>TOTAL ADD</u></b>			<b><u>\$83,649</u></b>