



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

Date: August 18, 2009

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Subject: **Hiawatha Maintenance Facility Contract Amendment – Knutson Construction Services**

Recommendation:

The proper City officers are authorized to execute Change Order No. 1 and Change Order No. 2 to Contract No. C-26655, with Knutson Construction Services, Inc. The total amount of Change Order No. 1 is \$213,907, and the total for Change Order No. 2 is \$284,463, for a total increase of \$498,370. Therefore, the current contract amount of \$9,868,000 would be increased for a revised contract amount of \$10,366,370. The construction contingency provided as part of the original Project Budget (Fund 04100 Department 9010923 Project Number 513007 CPD0208400) is adequate for Change Order No. 1 and the funding for Change Order No. 2 has been accounted for in the Operational Budget of the Fleet Services Division (Fund 06100 Department 6750100 675E665); therefore no additional appropriation is required.

Previous Directives:

March 6th, 2009: Resolution 2009R-087, City Council and Mayor granted approval of bids for OP# 7057, low bid of Knutson Construction Services, Inc. in the amount of \$9,868,000.

Prepared by: Paul Miller, Senior Project Manager 673-3603

Approved by:

Steven A. Kotke, P.E., City Engineer, Director of Public Works

Presenters: Paul Miller, Sr. Project Manager, Department of Public Works, Property Services

Reviews

Permanent Review Committee (PRC): Approval NA Date _____
Civil Rights Approval Approval YES Date 2/6/09
Policy Review Group (PRG): Approval NA Date _____

Financial Impact

No financial impact

Community Impact

Neighborhood Notification:

City Goals: A SAFE PLACE TO CALL HOME: the city's infrastructure will be well-maintained, people will feel safe in the city.

Comprehensive Plan:

Zoning Code:

Background/Supporting Information

In March of 2009, the City Council and Mayor awarded the bid for the Hiawatha Maintenance Facility to Knutson Construction for the amount of \$9,868,000. Construction on the facility began in April of 2009 and Project completion is anticipated for Spring 2010. This Project has been registered with the U.S. Green Building Council (USGBC) and shall, as a goal; attempt to become a Certified LEED® GOLD building under the LEED®-NC 2.2 Rating System. Currently the Project is on track to achieve 48 out of a possible 69 LEED® credits of which a minimum of 39 credits is required to attain LEED® GOLD certification.

Change Order #1

A construction contingency was included in the original budget to provide for unforeseen conditions, plan revisions, and changes that would typically occur in projects of this type but are not within the original scope of work in the Contract. Unforeseen site conditions that have been encountered include the removal of buried concrete, masonry foundations, and other miscellaneous items that were not indicated on existing site as-builts. In addition, numerous revisions and changes have occurred as a result of the renovation of the existing Sewer Building. These changes and revisions include: addition of an Anti-Graffiti Coating to the masonry exterior of the facility, addition of a canopy for the new Fuel Island constructed of "found items" from the existing site, the use of locally produced recycled rubber pavers in lieu of concrete for sidewalks, structural modifications to the sub basement floor, structural modifications to the exterior masonry, gypcrete leveling of the first and second floors, and structural anchoring of the second floor sub-flooring. Various mechanical and electrical revisions include the modification of ground loop heat pump systems for increased control and efficiency, and addition of high efficiency fans in the maintenance shop. The total cost for these items covered by Change Order No.1 is \$213,907, which will be funded through the construction contingency provided for as part of the original Project Budget (Fund 04100 Department 9010923 Project Number 513007 CPD0208400).

Change Order # 2

In addition, the scope of work for the Project was revised to include the construction of a Fuel Island for the City's Fleet Services Division. This installation replaces the original Fuel Island that was removed as part of the original construction contract. The new Fuel Island will provide regular fuel, E85 fuel, and bio-diesel fuels and be available for use by all City vehicles. The total cost for construction of the Fuel Island covered by Change Order No.2 is \$284,463, which will be funded by the Fleet Services Division (Fund 06100 Department 6750100 675E665).

Therefore, we are recommending that the current contract with Knutson Construction Services Inc. be increased by a total of \$498,370 for a revised contract amount of \$10,366,370, to provide for Change Order No. 1 and No. 2. The construction contingency provided as part of the original Project Budget (Fund 04100 Department 9010923 Project Number 513007 CPD0208400) is adequate for Change Order No. 1 and the funding for Change Order No. 2 has been accounted for in the Operational Budget of the Fleet Services Division (Fund 06100 Department 6750100 675E665); therefore no additional appropriation is required.