



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

**Date:** July 26, 2005  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Referral to:** Honorable Barbara Johnson, Chair Ways and Means/Budget Committee

**Subject: Mill Quarter Municipal Ramp  
Construction Change Orders and Contract Length Extension**

### Recommendation:

Approve Change Order Nos. 1 through 8 increasing City Contract No. C-20999 with Knutson Construction Inc by \$355,358 for a new total of \$5,203,358. No increase in the project appropriation is necessary. Funds are available from the project contingency for the Mill Quarter Municipal Ramp construction project. Also, increase contract duration by 63 days due to documented delays, rescheduling substantial completion date from June 3, 2005 to August 6, 2005.

### Previous Directives:

Council has approved the overall project in original Council Action dated August 20, 2004.

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

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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

### 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

### Community Impact

Additional off-street above ground parking

## **Background/Supporting Information Attached**

The Mill Quarter parking ramp is currently under construction on the block bounded by Park Avenue & Chicago Ave (new), 2nd Street S. to Washington Ave. S. The design calls for the construction of approximately 325 above ground parking stalls on four levels.

Knutson Construction, Inc. was the successful low bidder and is close to completing their scope of work. The attached summary of Change Orders 1 through 8 includes additional costs of approximately \$225,000 for excavating, removal and disposing of a large amount of contaminated soil. Also, the contractor encountered a significant amount of obstructions during the foundation work that were anticipated and are being paid on a unit price basis. The remainder of the items are minor revisions to the project. This covers the majority of 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 \$355,358 for a new total of \$5,203,358 and will be funded from the project contingency. No appropriation increase is required.

The contract was originally scheduled to last 240 days or 8 months from construction proceed. Documented delays in change order #6 (summary attached) total 45 working days or 9 working weeks. Adding 9 two-day weekends or 18 non-working days result in a contract length extension request of 63 days. The new substantial completion date would be amended to August 6, 2005.

**Mill Quarter Ramp Project**  
**City Contract No. C-20999**  
**Project Change Order Summary**  
**July 26, 2005**

<b>Change Order #1</b>	Delete sand base at grade slab and remove 8653.56 additional tons of contaminated soil above project estimate at contract rates per Knutson project RFP#1	NET ADD	\$182,415
<b>Change Order #2</b>	Add additional electrical sub panel for larger elevator motor per Knutson project RFP#3.	NET ADD	\$7,265
<b>Change Order #3</b>	Remove additional 1273.51 tons of contaminated soil above project estimate at contract rates per RFP#1 request #2	NET ADD	\$28,215
<b>Change Order #4</b>	Added costs of documented caisson drilling, rock coring and obstruction delays above the expected amount per the contract unit prices.	NET ADD	\$43,193
<b>Change Order #5</b>	Remove additional 233.93 tons of contaminated soil above project estimate at contract rates per RFP#1 request #3.	NET ADD	\$5,180
<b>Change Order #6</b>	Costs documented by Knutson Change Order Requests #6 and #7 due to the delays of the project startup that were not the fault of the contractor as well as costs resultant from delays due to excessive obstructions during caisson drilling.	NET ADD	\$103,000
<b>Change Order #7</b>	Additional \$3,130 for stormwater line revisions per RFP#2 and a deletion of \$6,000 for ornamental metal removal in RFP#4.	NET DEDUCT	(\$2,870)
<b>Change Order #8</b>	Add \$13,435 for compacted gravel to correct soils condition per RFP #7, add \$525 for wider door at room 104 per RFP #8, deletion of \$25,000 for "software integration" in Parking Equipment per COR#13	NET DEDUCT	(\$11,040)
<b><u>TOTAL ADD</u></b>			<b><u>\$355,358</u></b>

**Mill Quarter Ramp Project  
City Contract No. C-20999  
Project Delay Summary  
July 26, 2005**

**Delay #1** Construction start delay due to stormwater permit issues and soil contamination. Noted in Knutson change order #6.

DELAY TIME 20 working days

**Delay #2** Delay due to excessive caisson drilling obstructions (boulders).Noted in Change Order #6

DELAY TIME 5 working days

**Delay #3** Excessive water levels found during caisson drilling requiring extra work for pumping and hole stabilization. Noted in change order #6.

DELAY TIME 12 working days

**Delay #4** The aforementioned delays in caisson drilling pushed completion of that phase from November into January, requiring drilling into frozen ground. Noted in changed order #6.

DELAY TIME 3 working days

**Delay #5** The aforementioned caisson delays and start delays pushed much planned Knutson concrete work into the coldest months of the year, resulting in productivity delays noted in change order #6.

DELAY TIME 5 working days

TOTAL DELAY TIME 45 WORKING DAYS

NON-WORKING DAYS IN PERIOD 18 DAYS

TOTAL CONTRACT EXTENSION NEEDED 63 DAYS