



City of Grand Island

Tuesday, September 12, 2017

Council Session

Item G-7

**#2017-241 - Approving Change Order #1 for the Utilities Vehicle
Garage and Warehouse at 1306 W. 3rd Street**

Staff Contact: Tim Luchsinger, Stacy Nonhof

Council Agenda Memo

From: Timothy Luchsinger, Utilities Director
Stacy Nonhof, Assistant City Attorney

Meeting: September 12, 2017

Subject: Vehicle Garage & Warehouse at 1306 W. 3rd Street
Change Order #1

Presenter(s): Timothy Luchsinger, Utilities Director

Background

A Request for Proposal (RFP) was issued for the complete design, materials, installation and construction of a pre-engineered metal building for the Utilities Department. Bids were received, reviewed and a contract was awarded to Chief Construction at the April 17, 2017 City Council meeting.

The facility will be utilized as a vehicle garage and warehouse on the north side of the Utilities Engineering/Customer Service Center located at 1306 W. 3rd Street. The building will provide indoor storage for vehicles used by the meter readers and the Engineering Division

Discussion

During construction of the building, the following scope changes were encountered:

- 1) The existing concrete pavement immediately west of the new facilities location was determined to slope towards the proposed building slab. To prevent water from flowing toward the proposed building, 936 square feet of existing pavement was removed, regraded and replaced at a cost of \$6,808.93.
- 2) During excavation, an old foundation was discovered under the construction site. Inspection of the soil in this location led to concern regarding its suitability as a base material. Soil was sampled, tested, deemed to be unsuitable, removed and replaced at a cost of \$8,767.11.
- 3) Initial plans for the project depicted the sewer connecting directly to an existing on-site manhole. A subsequent review required the connection point be changed from the manhole to the building's existing service line. In order to facilitate the extra pavement removal and pipe installation, an extra cost of \$6,257.47 was incurred.

The original Engineer's estimate was \$450,000.00. The original contract was for \$372,613.00. Total changes to the contract amount to \$21,833.51, resulting in a final contract cost of \$394,446.51.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Move to approve
2. Refer the issue to a Committee
3. Postpone the issue to future date
4. Take no action on the issue

Recommendation

City Administration recommends that the Council approve Change Order No. 1 to the Vehicle Garage & Warehouse contract at 1306 W. 3rd Street, in the amount of \$21,833.51, for a final contract cost of \$394,446.51.

Sample Motion

Move to approve Change Order No. 1 to the Vehicle Garage & Warehouse contract with Chief Construction Company, in the amount of \$21,833.51.



Change Order #1

TO: Chief Construction Company
3935 Westgate Road
PO Box 2078
Grand Island NE 68802-2078

PROJECT: Vehicle Garage & Warehouse at 1306 W. 3rd Street

You are hereby directed to make the following change(s) in your contract:

1. Additional payment per the attached Change Order Requests:
ADD: \$21,833.51

The original Contract Sum	<u>\$372,613.00</u>
Previous Change Order Amounts	<u>\$ 0.00</u>
The Contract Sum is increased by this Change Order	<u>\$ 21,833.51</u>
The Contract Sum is decreased by this Change Order	<u>\$ 0.00</u>
The Total Modified Contract Sum to Date	<u>\$394,446.51</u>

Approval and acceptance of this Change Order acknowledges understanding and agreement that the cost and time adjustments included represent the complete values arising out of and/or incidental to the work described therein.

APPROVED: CITY OF GRAND ISLAND

By: _____

Date: _____

Attest: _____

Approved as to Form, Asst. City Attorney

ACCEPTED: CHIEF CONSTRUCTION COMPANY

By: _____

Date: _____



GENERAL CONTRACTORS
A SUBSIDIARY OF CHIEF INDUSTRIES, INC.

DESIGN BUILD PROFESSIONALS

Change Order Request

COR Number: 001

Date: 6/15/2017

Project Number: 17GP021

Contract Date: 5/8/2017

To: CITY OF GRAND ISLAND UTILITIES PLATTE GENERATING STATION P.O. BOX 1968 GRAND ISLAND NE 68802	Project: GI Utilities Vehicle Storage DIV20 315 N. Jefferson St. Grand Island NE 68801
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Description of Change:

Remove and replace 936 square feet of existing paving west of the new building addition.

Proposed Contract Amount of this Change Order

6,808.93

Accepting this Change Order Request indicates that it should be converted to an Owner Change Order and incorporated as part of the original contract.

Accepted By:

G. J. ...
Owner (Owner's Representative)

By (Signature)

Tim Luchsinger
Printed Name

6-19-17
Date

3935 Westgate Road
P.O. Box 2078 (MAILING)
Grand Island, NE 68802-2078
Phone 308-389-7222
Fax 308-389-7393

INTERNET: <http://www.chiefconstruction.us>
EMAIL: construction@chiefind.com

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4400 E. 39th Street
P.O. Box 848 (MAILING)
Kearney, NE 68848-0848
Phone 308-238-2755
Fax 308-238-2759

20S003



GENERAL CONTRACTORS
A SUBSIDIARY OF CHIEF INDUSTRIES, INC.

DESIGN BUILD PROFESSIONALS

Change Order Request

COR Number: 003

Date: 8/23/2017

Project Number: 17GP021

Contract Date: 5/8/2017

To: CITY OF GRAND ISLAND UTILITIES PLATTE GENERATING STATION P.O. BOX 1968 GRAND ISLAND NE 68802	Project: GI Utilities Vehicle Storage DIV20 315 N. Jefferson St. Grand Island NE 68801
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Description of Change:

Remove unsuitable soils, fill and re-compact per GSI directive including:
Earthwork import, labor and equipment
GSI field observation
Supervision
General Conditions (1 day)

Proposed Contract Amount of this Change Order

8,767.11

Accepting this Change Order Request indicates that it should be converted to an Owner Change Order and incorporated as part of the original contract.

Accepted By:

GEUD

Owner (Owner's Representative)

[Signature]

By (Signature)

Tom Locksby

Printed Name

8-31-17

Date

3935 Westgate Road
P.O. Box 2078 (MAILING)
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4400 E. 39th Street
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Kearney, NE 68848-0848
Phone 308-238-2755
Fax 308-238-2759

20S003



GENERAL CONTRACTORS
A SUBSIDIARY OF CHIEF INDUSTRIES, INC.

DESIGN BUILD PROFESSIONALS

Change Order Request

COR Number: 002

Date: 8/15/2017

Project Number: 17GP021

Contract Date: 5/8/2017

To: CITY OF GRAND ISLAND UTILITIES PLATTE GENERATING STATION P.O. BOX 1968 GRAND ISLAND NE 68802	Project: GI Utilities Vehicle Storage DIV20 315 N. Jefferson St. Grand Island NE 68801
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Description of Change: Move sewer line from permitted location west and extend south to proposed existing clean-out location.

Price includes:

Design

Plumbing

Supervision

Additional concrete removal and replacement

Re-stripping disturbed stalls

General Conditions extension (1 week)

This price is based on the assumption that the existing line is in the location stated by the City of Grand Island. If the existing line is not where proposed additional costs may be incurred.

Proposed Contract Amount of this Change Order

6,257.47

Accepting this Change Order Request indicates that it should be converted to an Owner Change Order and incorporated as part of the original contract.

Accepted By:

GEUP

Owner (Owner's Representative)

[Signature]

By (Signature)

Tim Luchinger

Printed Name

8-16-17

Date

3935 Westgate Road
P.O. Box 2078 (MAILING)
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Kearney, NE 68848-0848
Phone 308-238-2755
Fax 308-238-2759

20S003

RESOLUTION 2017-241

WHEREAS, at the April 11, 2017 Council meeting, Council awarded the contract for Vehicle Storage Building and Warehouse at 1306 West 3rd Street, to Chief Construction Company of Grand Island, Nebraska, in the amount of \$372,613.00; and

WHEREAS, the existing concrete pavement just west of the new garage was deemed to slope towards the proposed building slab and to alleviate water from flowing toward the proposed building, 936 square feet of existing pavement was removed, regraded and replaced at a cost of \$6,808.93; and

WHEREAS, an old foundation was discovered during excavation and inspection of the soil in this location deemed the soil to be unsuitable as a base material and the soil had to be removed and replaced at a cost of \$8,767.11; and

WHEREAS, the connection point for the sewer be changed from a manhole toe the existing service line and in order to facilitate the extra pavement removal and pipe installation, an extra cost of \$6,257.47 was incurred; and

WHEREAS, as a result of these design changes, Change Order #1 was prepared for an additional \$21,833.51, for a total contract amount of \$394,446.51.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that Change Order #1 for the Vehicle Garage & Warehouse Project at 1306 W. 3rd Street, is hereby approved and the Mayor is hereby authorized to sign Change Order #1 on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, September 12, 2017.

Jeremy L. Jensen, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	☐ _____
September 8, 2017	☐ City Attorney