



City of Grand Island

Tuesday, March 14, 2023

Council Session

Item G-8

**#2023-62- Approving Change Order No. 3 for Central Nebraska
Regional Airport Sanitary Sewer Collection System Rehabilitation;
Project No. 2017-S-4**

Staff Contact: Keith Kurz PE, Interim Public Works Director

Council Agenda Memo

From: Keith Kurz PE, Interim Public Works Director

Meeting: March 14, 2023

Subject: Approving Change Order No. 3 for Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4

Presenter(s): Keith Kurz PE, Interim Public Works Director

Background

This project is for the construction of a new sanitary sewer collection system, force main system and lift station at the Central Nebraska Regional Airport. This project includes building over two (2) miles of new sanitary sewer gravity collection system, thirty-six (36) new manholes, two (2) miles of force main and a new 282-gpm pump station to transport wastewater back to the existing City collection system near the southwest corner of the airport property. The original engineer's estimate for the project was \$8,971,350.00. Four (4) bids were received; \$6,130,000.00, \$6,247,170.00, \$9,975,264.56, and \$10,226,495.00, from low to high respectively. S.J. Louis Construction, Inc. of Rockville, Minnesota was awarded a \$6,130,000.00 contract on November 9, 2021, via Resolution No. 2021-321, for the Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4.

On May 24, 2022, via Resolution No. 2022-139 City Council approved Change Order No. 1 for the Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4 to address the need for additional 10" PVC sanitary sewer pipe to make future expansion less disruptive and not as close to the proposed lift station, the addition of several manholes due to a condition in the field that was not discovered during design, and the option of using high early concrete pavement repair that would allow the pavement to be driven on sooner. The cost associated with Change Order No. 1 was a total of \$64,994.50, resulting in a revised contract amount of \$6,194,994.50.

On July 26, 2022, via Resolution No. 2022-188, City Council approved Change Order No. 2 for the Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4 to address removal and replacement of storm sewer pipe, as the deteriorated condition prevents the reinstallation of such; removal and reinstallation of security fencing in accordance with Airport Authority requirements; and additional work necessary to remove and replace existing pavement which is in excess of

8-inches in thickness. The cost associated with Change Order No. 2 was a total of \$133,907.22, resulting in a revised contract amount of \$6,328,901.72.

Discussion

Change Order No. 3 for the Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4 is requested to address multiple issues encountered during construction. Most of the need for these changes stem from the airport infrastructure being very old and that the existing infrastructure was not documented correctly. Due to this fact, the majority of the items in this change order could not be properly verified or discovered until excavation occurred. These items include issues such as the following:

- Additional storm sewer pipe reconstruction found during excavation
- Measures to avoid harming existing utilities not noted on the original design plans resulting in loss of production efficiency
- Mitigation needed when 10 unknown water services were discovered while excavating for proposed sewer main
- Rerouting of a proposed sewer service due to existing water main being closer to proposed new service than allowed by 10 State Standards
- Raise existing water main to acquire needed vertical separation between water and sewer main
- Build new 2" force main for existing grinder pump service found to be discharging into existing force main that will be abandoned with project
- Reconstructing existing fire hydrant that was documented to be different than found during excavation to gain proper clearance
- Reconnection of tower and terminal services to proposed main as they were not documented correctly which requires extra work to change
- Reconnection of north building area services as they were found to be different than documented when excavated
- Depth of a building service deeper than figured originally which requires additional service replacement to reconnect
- Rectify quantities in the existing contract at the time of bidding. This item, which amounts to approximately \$292,000.00, accounts for changes in existing bid quantities from the existing contract utilizing unit bid prices. The biggest change is due to pavement removal and replacement being higher than in the original contract due to constructability, continuity and to account for some field changes of alignment.

The cost associated with Change Order No. 3 is a total of \$924,778.89, resulting in a revised contract amount of \$7,253,680.61, \$1,717,669.39 below the engineer's estimate.

Additional time is also requested to address the issues encountered. The original substantial completion date is requested to move from April 14, 2023 to May 23, 2023, with the final completion date to move from May 16, 2023 to June 24, 2023.

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. 3 for the Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4 with S.J. Louis Construction, Inc. of Rockville, Minnesota.

Sample Motion

Move to approve the resolution.



CHANGE ORDER NO. 3

PROJECT: Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4

CONTRACTOR: S.J. Louis Construction, Inc.

AMOUNT OF CONTRACT: \$6,130,000.00

CONTRACT DATE: December 6, 2021

Address multiple issues encountered during construction. Most of the issues stem from the airport being very old and the existing infrastructure not being documented correctly, which could not be properly verified until excavation occurred.

Item No.	Description	Qty Change	Unit	Unit Price	Total
<i>CPR No. 7</i>					
CO3-1	Install Concrete Collar	2.00	EA	\$ 4,367.65	\$ 8,735.30
CO3-2	Remove Existing Storm Sewer	1.00	LS	\$ 2,313.99	\$ 2,313.99
CO3-3	Install 15" RCP Storm Sewer	32.00	LS	\$ 328.00	\$ 10,496.00
					\$ 21,545.29
<i>CPR No. 8</i>					
CO3-4	Gravity Sewer- 10" Sewer	664.00	LF	\$ 153.30	\$ 101,791.20
13	Construct 10-inch Gravity Sewer	664.00	LF	\$ (100.00)	\$ (66,400.00)
CO3-5	Force Main- 6" High Temp	2375.00	LF	\$ 121.68	\$ 288,990.00
16	Construct 6-inch HDPE High Temp FM	2375.00	LF	\$ (60.00)	\$ (142,500.00)
					\$ 181,881.20
<i>CPR No. 9-1 & No. 10</i>					
CO3-6	Unknown Water Line Services	10.00	EA	\$ 2,808.01	\$ 28,080.11
CO3-7	Install Cleanouts	2.00	EA	\$ 4,185.16	\$ 8,370.32
CO3-8	Connect to Existing Sewer Main	1.00	EA	\$ 6,031.66	\$ 6,031.66
CO3-9	Connect to Existing Sewer Service	1.00	EA	\$ 5,275.18	\$ 5,275.18
CO3-10	Install 6" Sewer Service	230.00	LF	\$ 132.74	\$ 30,529.85
CO3-11	Licensed Plumber- Service Connections	1.00	LS	\$ 7,017.96	\$ 7,017.96
CO3-12	Concrete Remove and Replace	13.00	SY	\$ 100.00	\$ 1,300.00
CO3-13	Seeding - Type A	700.00	SY	\$ 0.30	\$ 210.00
CO3-14	General Conditions				\$ 2,936.75
					\$ 89,751.83

CPR No. 11

CO3-15	City Tap	1.00	LS	\$ 405.00	\$ 405.00
CO3-16	City Valve Operation	1.00	LS	\$ 1,120.00	\$ 1,120.00
CO3-17	Install Taps	2.00	EA	\$ 8,465.07	\$ 16,930.15
CO3-18	Install Gate Valve	1.00	EA	\$ 11,435.28	\$ 11,435.28
CO3-19	Install Water Main	1.00	LS	\$ 28,189.69	\$ 28,189.69
27	Remove and Replace Asphalt	53.33	SY	\$ 100.00	\$ 5,333.33
28	Remove and Replace Concrete	44.44	SY	\$ 100.00	\$ 4,444.44
CO3-20	Seeding	200.00	SY	\$ 0.30	\$ 60.00
					\$ 67,917.89

CPR No. 12

CO3-21	Directionally Drill 2-inch HPDE Force Main	385.00	LF	\$ 145.71	\$ 56,098.35
CO3-22	Mobilization	1.00	EA	\$ 1,200.00	\$ 1,200.00
CO3-23	Reconnect and Reconstruct Sanitary Sewer Service- Licensed Plumber	1.00	LS	\$ 12,899.38	\$ 12,899.38
CO3-24	Install Seeding- Type A	270.00	SY	\$ 0.30	\$ 81.00
CO3-25	Remove and Replace Asphalt Pavement	50.00	SY	\$ 100.00	\$ 5,000.00
CO3-26	Deduct- Reconnect and Reconstruct Sanitary Sewer Service	1.00	EA	\$ (2,500.00)	\$ (2,500.00)
CO3-27	General Conditions				\$ 3,638.94
					\$ 76,417.67

CPR No. 13

CO3-28	Remove Existing Water Main	1.00	EA	\$ 6,925.94	\$ 6,925.94
CO3-29	Install New Water Main and Couplings	1.00	EA	\$ 9,762.34	\$ 9,762.34
CO3-30	Install Fire Hydrant	1.00	EA	\$ 5,000.00	\$ 5,000.00
					\$ 21,688.28

CPR No. 14

CO3-31	Core Drill	1.00	LS	\$ 5,400.00	\$ 5,400.00
CO3-32	Concrete (2 CY min)	2.00	CY	\$ 182.75	\$ 365.50
CO3-33	Install 8-inch SDR 35 Sewer Service	40.00	LF	\$ 257.25	\$ 10,290.00
CO3-34	Plumber Fees & Service Connection	1.00	LS	\$ 3,646.51	\$ 3,646.51
24	Reconnect and Reconstruct Sanitary Sewer Service	-1.00	LS	\$ (2,500.00)	\$ (2,500.00)
CO3-35	General Conditions				\$ 860.10
					\$ 18,062.11

CPR No. 15

CO3-36	Barrel Section	1.00	LS	\$ 3,400.00	\$ 3,400.00
CO3-37	10" MH Core	1.00	EA	\$ 5,507.80	\$ 5,507.80
CO3-38	Remove and Dispose Existing Brick MH	1.00	EA	\$ 12,344.80	\$ 12,344.80
CO3-39	Install 6" SDR 35	18.00	LF	\$ 107.54	\$ 1,935.72
CO3-40	Install 8" SDR 35	10.00	LF	\$ 147.61	\$ 1,476.10
CO3-41	Install 10" SDR 35	72.00	LF	\$ 214.59	\$ 15,450.48
CO3-42	Licensed Plumber	1.00	LS	\$ 7,375.00	\$ 7,375.00
CO3-43	Reconnect and Reconstruct Sanitary Sewer Service	1.00	LS	\$ (2,500.00)	\$ (2,500.00)
CO3-44	General Conditions				\$ 2,249.50
					\$ 47,239.40

CPR No. 16

CO3-45	Remove 8" Clay Pipe	5.00	LF	\$ 1,004.35	\$ 5,021.75
CO3-46	Replace 4" Concrete MH Riser	2.00	EA	\$ 1,214.25	\$ 2,428.50
CO3-47	Reset MH Ring and Cover	1.00	EA	\$ 2,638.25	\$ 2,638.25
CO3-48	MH Concrete Plug- 8" Penetration	1.00	EA	\$ 2,865.25	\$ 2,865.25
CO3-49	Install 8" Fernco Coupling w/ Concrete Encasement	2.00	EA	\$ 2,769.25	\$ 5,538.50
CO3-50	Install 8" Wye (SDR-35, gasketed)	2.00	EA	\$ 3,113.25	\$ 6,226.50
CO3-51	Remove 10x6 Tee	1.00	EA	\$ 1,152.25	\$ 1,152.25
CO3-52	Install 10x8 Tee	1.00	EA	\$ 2,335.25	\$ 2,335.25
CO3-53	Install 6" Wye (SDR-35, gasketed)	1.00	EA	\$ 3,019.25	\$ 3,019.25
CO3-54	Install 8" Clean-Out	1.00	EA	\$ 4,185.16	\$ 4,185.16
CO3-55	Remove 8" VCP Pipe	30.00	LF	\$ 5.00	\$ 150.00
CO3-56	1818 E Citation Way- Reconnect Service Lateral	1.00	EA	\$ 4,522.50	\$ 4,522.50
CO3-57	1925 E Gulf Stream- Reconnect Service Lateral-wast	1.00	EA	\$ 4,522.50	\$ 4,522.50
CO3-58	Maintain 8" Sewer in Service (not abandon)	170.00	LF	\$ (5.00)	\$ (850.00)
CO3-59	Maintain MH in Service (not abandon MH H02-2)	1.00	EA	\$ (2,500.00)	\$ (2,500.00)
CO3-60	General Conditions				\$ 2,062.78
					\$ 43,318.44

CPR No. 17

CO3-61	Core Drill for 6" Connection	1.00	LS	\$ 5,442.80	\$ 5,442.80
CO3-62	Concrete (2 CY min)	2.00	CY	\$ 188.75	\$ 377.50
CO3-63	Install 6-inch Serwer Service Connection	181.00	LF	\$ 158.12	\$ 28,619.72
CO3-64	Plumber Fees	1.00	LS	\$ 6,246.88	\$ 6,246.88
CO3-65	Reconnect & Reconstruct Sanitary Sewer Service	-1.00	LS	\$ (2,500.00)	\$ (2,500.00)
CO3-66	General Conditions				\$ 1,837.34
					\$ 40,024.24

CPR No. 18

CO3-67	Disinfection and Testing	1.00	LS	\$ 675.11	\$ 675.11
CO3-68	Install Taps	1.00	EA	\$ 7,415.35	\$ 7,415.35
CO3-69	Install Water Main	1.00	EA	\$ 15,968.04	\$ 15,968.04
					\$ 24,058.50

Total CPRs= \$631,904.85

Quantity Adjustments		Original Total	Est Installed Total	Change Cost
CO3-70	Debeading Credit		\$ (3,202.00)	\$ (3,202.00)
27	Remove and Replace Asphalt Pavement	\$ 140,000.00	\$ 452,359.00	\$ 312,359.00
CO1-1	Construction 10" Gravity PVC Sewer	\$ 10,000.00	\$ 11,200.00	\$ 1,200.00
CO1-2	Market Adjustment- PVC Material	\$ 6,600.00	\$ 7,392.00	\$ 792.00
CO1-3	Remove and Replace Concrete Pavement	\$ 7,800.00	\$ 9,100.00	\$ 1,300.00
CO1-15	H02-6495 Credit Standard Manhole	\$ (5,200.00)	\$ (5,364.00)	\$ (164.00)
CO1-16	H02-6495 New Drop Manhole	\$ 5,850.00	\$ 6,034.50	\$ 184.50
CO1-18	H02-6497 Credit Standard Manhole	\$ (6,000.00)	\$ (6,268.00)	\$ (268.00)
CO1-19	H02-6497 New Drop Manhole	\$ 7,200.00	\$ 7,051.50	\$ (148.50)
CO1-22	Sky Park Rd & Baron Lane Concrete	\$ 850.00	\$ 1,530.00	\$ 680.00
CO1-23	Sky Park Rd & Airport Rd Concrete	\$ 2,650.00	\$ 1,720.00	\$ (930.00)
CO2-6	Mobilization- Sub- Saw Cutting Machine	\$ 40,664.00	\$ 16,744.00	\$ (23,920.00)
CO2-7	Saw Cutting- Sub- 8"+ Thickness	\$ 17,146.50	\$ 25,257.54	\$ 8,111.04
CO2-8	Water Tank & Pumps- Saw Cut Sub	\$ 6,630.00	\$ 2,535.00	\$ (4,095.00)
CO2-10	Min. Cost of Cut per Mob- Sub	\$ 1,950.00	\$ 2,925.00	\$ 975.00
		\$ 236,140.50	\$ 529,014.54	\$ 292,874.04

Change Order No. 3 Total= \$924,778.89

Original Contract Price	\$6,130,000.00
Net Increase Resulting from Change Order No. 1 ...	\$ 64,994.50
Net Increase Resulting from Change Order No. 2 ...	\$ 133,907.22
Net Increase Resulting from this Change Order.....	\$ 924,778.89
Revised Contract Price Including this Change Order...	\$7,253,680.61

Notice to Proceed Date.....	December 7, 2021
Original Substantial Completion Date.....	April 14, 2023
Revised Substantial Completion Date.....	May 23, 2023
Original Final Completion Date.....	May 16, 2023
Revised Final Completion Date.....	June 24, 2023

The Above Change Order Accepted

S.J. LOUIS CONSTRUCTION, INC.

By _____ Date _____

Approval Recommended:

By _____ Date _____
Keith Kurz PE, Interim Public Works Director/City Engineer

Approved for the City of Grand Island, Nebraska

By _____ Date _____
Mayor

Attest _____
City Clerk

RESOLUTION 2023-62

WHEREAS, on November 9, 2021, via Resolution No.2021-321, the City of Grand Island awarded S.J. Louis Construction, Inc. of Rockville, Minnesota the bid in the amount of \$6,130,000.00 for the Central Nebraska Regional Airport Sanitary Sewer Collection System Rehabilitation; Project No. 2017-S-4; and

WHEREAS, On May 24, 2022, via Resolution No. 2022-139 City Council approved Change Order No. 1, in the amount of \$64,994.50, to address the need for additional 10" PVC sanitary sewer pipe to make future expansion less disruptive and not as close to the proposed lift station, the addition of several manholes due to a condition in the field that was not discovered during design, and the option of using high early concrete pavement repair that would allow the pavement to be driven on sooner; and

WHEREAS, on July 26, 2022, via Resolution No. 2022-188, City Council approved Change Order No. 2, in the amount of \$133,907.22, to address removal and replacement of storm sewer pipe, as the deteriorated condition prevents the reinstallation of such; removal and reinstallation of security fencing in accordance with Airport Authority requirements; and additional work necessary to remove and replace existing pavement which is in excess of 8-inches in thickness; and

WHEREAS, it has been determined that further modifications are necessary to complete such project; and

WHEREAS, such modifications have been incorporated into Change Order No. 3; and

WHEREAS, the cost associated with such change order is \$924,778.89, resulting in a revised contract amount of \$7,253,680.61.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the Mayor be, and hereby is, authorized and directed to execute Change Order No. 3, at a cost of \$924,778.89 between the City of Grand Island and S.J. Louis Construction, Inc. of Rockville, Minnesota to provide the modifications.

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Adopted by the City Council of the City of Grand Island, Nebraska, March 14, 2023.

Roger G. Steele, Mayor

Attest:

Jill Granere, Deputy City Clerk

Approved as to Form	☐ _____
March 10, 2023	☐ City Attorney