KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

AGENDA STAFF REPORT

AGENDA DATE: August 3, 2010

ACTION REQUESTED: Approve Construction Change Order #1 for the Administration Building Parking Lot contract.

BACKGROUND:

The Department of Public Works has administered the contract construction of this on-going project.

On June 15, 2010, the Kittitas County Board of County Commissioners awarded the contract to the low bidder, LMH Construction LLC, from Marysville, WA in the amount of $155,312.53.

This Change Order #1 is for an upgrade of the proposed Storm Drain system which was designed in compliance with Washington State Department of Ecology Storm Water Manual requirements. The City of Ellensburg Municipal Code amends the requirements for Eastern Washington regulations to include a greater amount of on-site storm water retention than DOE requirements, within the city limits.

The plans were submitted for review and approval by the City, and the comments from that initial review included landscape comments and the inclusion of a 90 degree pipe elbow for flow restriction at the Type 2 Catch Basin. These comments were incorporated into the plans and re-submitted to the City, as well as distribution in advertisement for bids to contractors. The ad and award procedure went through the required process. On June 15, 2010 the revision

comments were received from the City. These included major changes in the system as a whole to comply with Municipal Code on site retention requirements. These design revision changes included up sizing of all catch basin structures and upsizing the pipe to elliptical corrugated steel pipe.

In order to complete the City Approved Storm Sewer System, it is necessary for the contractor to bring to site larger specialized equipment, and will incur additional costs in mobilization of equipment, labor, and materials to complete the work as required. The additional compensation for this work is not included in this contract.
Public Works staff has negotiated with the contractor to mutually agree on the amount of $ 20,110.90, for Change Order #1 for required Site Storm Sewer Drainage Revisions. This amount is less than 13% of the original contract amount on this county funded project.

INTERACTION: Public Works

RECOMMENDATION: Motion to approve Construction Change Order #1

HANDLING: Return three (3) copies of the approved change orders to Public Works

ATTACHMENTS: Change Order #1 Justification
Change Order #1 Verbal
Change Order #1 Document

LEAD STAFF: Kirk Holmes
Director of Public Works

SHEET 1 OF 4 DATE: 7/15/10	**KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS CHANGE ORDER**	CHANGE ORDER NUMBER **1**

X ☐ Ordered by Engineer in accordance with Section 1-04.4 of the Standard Specifications ☐ Change order proposed by Contractor	TO: **LMH Construction LLC 729 Marine DR Marysville, WA 98271**
ENDORSED BY: 7-27-2010 Signature Date Title: Project Manager	PROJECT TITLE: **ADMINISTRATION BLDG PARKING LOT**
CONSENT GIVEN BY SURETY: (When required) By: **NA** Attorney -in-fact Date	CRP **RR 5002-12**

DESCRIPTION OF WORK

YOU ARE ORDERED TO PERFORM THE FOLLOWING DESCRIBED WORK UPON RECEIPT OF AN APPROVED COPY OF THIS CHANGE ORDER. THE UNDERSIGNED HEREBY PROPOSES TO UNDERTAKE AND COMPLETE THIS IMPROVEMENT, IN ACCORDANCE WITH SAID PLANS, SPECIFICATIONS, AND CONTRACT, AND THE FOLLOWING SCHEDULE OR RATES AND PRICES.

Add new item #100 -PLAIN ST CULV PIPE ARCH 0.064" TH 28" SPAN – This item is to change the specified storm drain pipe size and type as shown on contract plans. This item also compensates contractor for labor, equipment, and materials for quantity as required.

Add new item #101 – CATCH BASIN TYPE 2 48" DIA This item is to change the specified catch basin type and size as shown on contract plans. This item also compensates contractor for labor, equipment, and materials for quantity as required.

Add new item #102 – CATCH BASIN TYPE 2 72" DIA w/OIL SEPARATOR This item is to change the specified catch basin type and size as shown on contract plans. This item also compensates contractor for labor, equipment, and materials for quantity as required.

Delete item #7 – CATCH BASIN TYPE 1P This item is to change the specified catch basin type and size as shown on contract plans.

Delete item #8 – CATCH BASIN TYPE 2 48" DIA w/OIL SEPARATOR This item is to change the specified catch basin type and size as shown on contract plans.

Decrease item #9 –SOLID WALL PVC SCH 40 STORM SEWER PIPE 12" DIA– This item is to change the estimated storm drain pipe quantity on this bid item. This item also compensates contractor for labor, equipment, and materials for

quantity as required.

Adjust item #9 –SOLID WALL PVC SCH 40 STORM SEWER PIPE 12" DIA– This item is to change the unit bid price for reduced quantity on this bid item. This item also compensates contractor for labor, equipment, and materials for quantity as required.

Measurement and Payment

Item #9 - SOLID WALL PVC SCH 40 STORM SEWER PIPE 12" DIA – payment shall be at the negotiated unit price of **$22.00 per LF** which shall include all costs of labor, equipment, and materials to perform the work in accordance with WSDOT Standard Specifications section 7-02.5.

Item #100 -PLAIN ST CULV PIPE ARCH 0.064" TH 28" SPAN – payment shall be at the negotiated unit price of **$56.16 per LF** which shall include all costs of labor, equipment, and materials to perform the work in accordance with WSDOT Standard Specifications section 7-02.5.

Item #101 – CATCH BASIN TYPE 2 48" DIA payment shall be at the negotiated unit price of **$3600.00 per Each** which shall include all costs of labor, equipment, and materials to perform the work in accordance with WSDOT Standard Specifications section 7-05.5.

Item #102 – CATCH BASIN TYPE 2 72" DIA w/OIL SEPARATOR payment shall be at the negotiated unit price of **$5090.00 per Each** which shall include all costs of labor, equipment, and materials to perform the work in accordance with WSDOT Standard Specifications section 7-05.5.

Contract Time

NO additional working days are added to this contract due to this change order.

	ORIGINAL CONTRACT AMOUNT	CURRENT CONTRACT AMOUNT	ESTIMATED NET CHANGE THIS ORDER	ESTIMATED CONTRACT TOTAL AFTER CHANGE
	$155,312.53	**$155,312.53**	**$20,110.90**	**$175,423.43**

APPROVAL RECOMMENDED	APPROVED
Project Engineer — Date: 7-27-10	Chairperson — Date
APPROVED: Director — Date: 7-27-10	Board of County Commissioners

SHEET 3 of 4		KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS CHANGE ORDER ESTIMATE			C.R.P. RR 5002-12 Change Order #1	
ITEM NO.	GRP. NO.	DESCRIPTION	UNIT MEAS.	UNIT PRICE	EST. QUAN. CHANGE	EST. AMOUNT CHANGE
7	1	CATCH BASIN TYPE 1P	EA	$700.00	(-3)	($2100)
8	1	CATCH BASIN TYPE 2 48" DIA w/OIL SEPARATOR	EA	$2300.00	(-1)	($2300)
9	1	SOLID WALL PVC SCH 40 STORM SEWER PIPE 12" DIA	LF	$16.00	(-250)	($4000)
9	1	SOLID WALL PVC SCH 40 STORM SEWER PIPE 12" DIA	LF	$22.00	72	$1,584.00
100	1	PLAIN ST CULV PIPE ARCH 0.064" TH 28" SPAN	LF	$56.16	170	$9,547.20
101	1	CATCH BASIN TYPE 2 48" DIA	EA	$3600.00	3	$10,800.00

102	1	**CATCH BASIN TYPE 2 72" DIA w/OIL SEPARATOR**	EA	**$5090.00**	**1**	**$5,090.00**
					SUBTOTAL	**$18,621.20**
					WSST@ 8%	**$1,489.70**
					TOTAL	**$20,110.90**

Verbal Change Order

This document is a supplement to the written justification.

Project: **ADMINISTRATION BUILDING PARKING LOT – RR-5002-12**
Change Order No. 1

Project Engineer: Tom Kelley – Construction Mgr

Date of Verbal Approval: 7-22-10

Verbal Approval Given by: Kirk Holmes - PW Director

Verbal Approval by Project Manager (Reimbursable Projects): Doug D'Hondt PE
Signature: Date:

Nature of work:

This is an upgrade of the proposed Storm Drain system which was designed in compliance with Washington State Department of Ecology Storm Water Manual requirements. The City of Ellensburg Municipal Code amends the requirements for Eastern Washington regulations to include a greater amount of on-site storm water retention than DOE requirements within the city limits.

The plans were submitted for review by the City, and the comments from that initial review included landscape comments and the inclusion of a 90 degree pipe elbow for flow restriction at the Type 2 Catch Basin. These comments were incorporated into the plans and re-submitted to the City, as well as distribution in advertisement for bids to contractors. The ad and award process went through the system. A few weeks later the revision comments were received from the City. These included major changes in the system as a whole to comply with Municipal Code on site retention requirements. These changes included up sizing of all catch basin structures, and upsizing the pipe to elliptical corrugated steel pipe.

This design revision would create quantity changes in the following bid items:

- Item #7-Catch Basin Type 1P would be deleted, and Item # 101- Catch Basin Type 2-48" Diameter would be added at these locations.
- Item #8-Catch Basin Type 2-48" Diameter w/Oil Separator would be deleted, and Item # 102-Catch Basin Type 2-72" Diameter w/Oil Separator would be added at this location.
- Item #9 – Solid Wall PVC Schedule 40 Storm Sewer Pipe 12" Diameter quantity will be reduced to 72 LF. This decreased quantity requires adjustment in the unit bid price.
- Item # 100 – Plain Steel Culvert Pipe Arch 0.064" TH 28" Span – This item is added to upgrade the deleted 12" PVC Storm Sewer Pipe.

There will be NO additional Working Days added to this contract for this Change Order #1.

These costs will be identified, negotiated, and agreed upon with contractor. **Estimated cost range is $18,000 to $22,000.**

Why is a verbal required? Discuss issues such as:

- Contract Delay
- Liabilities
- Safety Concerns
- Cost Savings
- Attach Estimate of the Work

In order to avoid contractor delay and the stand by charges associated, there is a potential impact to the Progress Schedule.

The liability associated with not complying with required storm water retention has many varied impacts in the terms of project Final Acceptance by the City of Ellensburg.
The safety concerns associated with that liability are minimal, as this system is an underground installation.
There is a greater cost savings associated with contractor cooperation to reduce the potential cost by expediting Change Order agreement.
Attached please find estimate breakdown information.

CONSTRUCTION CHANGE ORDER JUSTIFICATION

PROJECT ENGINEER: Tom Kelley-Construction Manager		DATE: 7-22-10
PROJECT NAME: **ADMINISRATION BUILDING PARKING LOT**	PROJECT NO.: **RR-5002-12**	CHANGE ORDER NO.: **1**

WRITTEN JUSTIFICATION

1. Description of Change.

This is an upgrade of the proposed Storm Drain system which was designed in compliance with Washington State Department of Ecology Storm Water Manual requirements. The City of Ellensburg Municipal Code amends the requirements for Eastern Washington regulations to include a greater amount of on-site storm water retention than DOE requirements within the city limits.

The plans were submitted for review by the City, and the comments from that initial review included landscape comments and the inclusion of a 90 degree pipe elbow for flow restriction at the proposed Type 2 Catch Basin Oil Separator. These comments were incorporated into the plans and re-submitted to the City, as well as distribution in advertisement for bids to contractors. The ad and award process went through the system. A few weeks later the revision comments were received from the City. These included major changes in the system as a whole to comply with Municipal Code 4.04.020 on site retention requirements. These changes included upsizing of all catch basin structures, and upsizing the pipe to elliptical corrugated steel pipe.

Contract Plans Page 5 of 5 shows three (3) Type 1P Catch Basins connected by 12" PVC Storm Sewer Pipe which outfalls into a Catch Basin Type 2 -48" w/Oil Separator for on-site retainage. The outfall of this structure flows through 12" PVC Storm sewer Pipe into an existing Type 1 catch Basin within the City R/W. the plan changes are as follows:

Item #7-Catch Basin Type 1P would be deleted, and **Item # 101- Catch Basin Type 2-48" Diameter** would be added at these locations.

Item #8-Catch Basin Type 2-48" Diameter w/Oil Separator would be deleted, and **Item # 102- Catch Basin Type 2-72" Diameter w/Oil Separator** would be added at this location.

Item #9 – Solid Wall PVC Schedule 40 Storm Sewer Pipe 12" Diameter quantity will be reduced to 72 LF. This decreased quantity requires adjustment in the unit bid price.

Item # 100 – Plain Steel Culvert Pipe Arch 0.064" TH 28" Span – This item is added to upgrade the deleted 12" PVC Storm Sewer Pipe.

There will be **NO** additional Working Days added to this contract for this Change Order #1.

3. How is change order the solution?

WSDOT Standard Specifications section 1-04.4. In order to complete the City Approved Storm Drainage installation it is necessary for the contractor to bring to site larger specialized equipment and upsized drainage components, and will incur additional costs from original bid in equipment, labor, and materials to complete the work as required.

4. Alternative(s) considered.

In order to avoid contractor delay and the stand by charges associated, there is also a potential impact to the Progress Schedule. Should the proposed Storm Sewer System be installed as per plans in accordance with Eastern Washington DOE Storm Water Manual, and not in compliance with City of Ellensburg amended Municipal Code, there will be no final acceptance by the City. There is a potential that a locking pipe plug could be inserted at the outfall into the city storm system which could potentially cause a system back up of storm water, which could damage installed landscaping and electrical components in the new construction.

5. Reason for entitlement and why it cannot be paid under existing contract.

This is a change order item as defined in WSDOT Standard Specifications section 1-04.4-Changes. A Revised City Approved plan set was provided to the contractor for this condition as required by specifications. The additional compensation for this work is not included in this contract.

Add Bid Item **# 100 – Plain Steel Culvert Pipe Arch 0.064" TH 28" Span** at the negotiated unit bid price as per Standard Specifications.

Add Bid Item **# 101- Catch Basin Type 2-48" Diameter** at the negotiated unit bid price as per Standard Specifications.

Add Bid Item **# 102- Catch Basin Type 2-72" Diameter w/Oil Separator** at the negotiated unit bid price as per Standard Specifications.

Reduce Quantity Item **#9–Solid Wall PVC Schedule 40 Storm Sewer Pipe 12" Diameter.** This decreased quantity requires negotiated adjustment in the unit bid price.

6. Approvals: project manager, technical advisor (Traffic, Structural), jurisdiction, other agency.
Verbal Approval was given on 7-26-10 by Doug D'Hondt PE, and on 7-22-10 by Kirk Holmes PW Director.
7. Time: increase or decrease working days.
There will be **NO** additional Working Days added to the time for completion on this contract by Change Order #1.
8. Cost: establish or verify increase or decrease. (Contractor proposal, Engineer's estimate, negotiated, supplier, bid item, etc.)
There is a greater cost savings associated with contractor cooperation to reduce the potential cost by expediting Change Order #1 agreement. These costs have been identified, negotiated, and agreed upon with contractor for these incurred costs with the county. **Estimated cost range is $18,000 to $22,000.**
Attached please find estimate breakdown information.

Attach backup documentation.