



Legislation Details (With Text)

File #: 18-2774 **Version:** 1 **Name:** Resolution – A Resolution to Consider Approving Change Order #1 to the Construction Contract With Muckleroy & Falls in the Amount of \$81,635 for Additional Construction Items Related to the Parks and Recreation Administration Building

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Title: Resolution - A Resolution to Consider Approving Change Order #1 to the Construction Contract With Muckleroy & Falls in the Amount of \$81,635 for Additional Construction Items Related to the Parks and Recreation Administration Building

Sponsors: Shelly Lanners, Matt Young

Indexes:

Code sections:

Attachments: 1. Resolution, 2. Change Order #1

Date	Ver.	Action By	Action	Result
6/25/2018	1	City Council	Approved	Pass

Resolution - A Resolution to Consider Approving Change Order #1 to the Construction Contract With Muckleroy & Falls in the Amount of \$81,635 for Additional Construction Items Related to the Parks and Recreation Administration Building

Approve a Resolution to Execute Change Order #1

Approve Resolution

The project includes the site development and construction of a new administration building that will house the Parks and Recreation and CVB/Tourism administrative staff at the property owned by the Mansfield Park Facilities Development Corporation (MPFDC) on Matlock Road. Extensive planning and facilitation of staff's present and future needs are accommodated in the new facility.

On December 21, 2017, five bids were received and publicly opened. Muckleroy & Falls was selected as the lowest qualified and responsive bidder. A construction contract in the amount of \$2,485,161 was awarded by the City Council on January 22, 2018. Construction is scheduled to be completed in January 2019.

During the first portion of the construction process while drilling piers for the building foundation, some additional unforeseen conditions were observed onsite. Based on the pre-construction geotechnical report, water was expected to be found in some of the drilled piers, but the drilling operation found water in all pier shafts. In order to address the sub-surface water, all pier shafts required the use of steel casing to support the concrete deposits for the piers. The bid included a unit price for pier casing at \$55/linear foot. The pier drilling operation required a total of 1,172 linear feet of pier casing, resulting in \$74,451 in additional costs.

During the subsurface excavation of the parking lot, a spring was discovered under the surface which contributed to the pier issue and was keeping the sub-surface wet. In order to address the spring, we were also required to install 240 linear feet of french drain in the parking areas along the south side of the lot to

catch the water and pipe it to the existing storm drains under the parking lot. This resulted in \$7,184 in additional costs.

The net amount of the requested Change Order #1 with Muckleroy & Falls is \$81,635, bringing the revised construction contract total to \$2,566,796. Final pricing was received on June 14, 2018, supported by the outside geotechnical engineering firm. Change Order #1 was approved with a vote of 6-0 at the June 21, 2018 MPFDC board meeting. Funding for the change order is available in the MPFDC FY2017-2018 annual budget.

The pier casings and the french drain requirements are due to an unforeseen condition on the project site.

MPFDC ½ cent sales tax

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