



## Legislation Text

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**File #:** 18-2773, **Version:** 1

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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 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 Change Order #1

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. Currently, administrative staff office in the converted volunteer fire station on Smith Street which is located on the four acres slated for redevelopment in historic downtown.

On December 21, 2017, five bids were received and publicly opened. Muckleroy & Falls was selected as the lowest qualified and responsive bidder with a bid in the amount of \$2,481,118. Funding for this project is included in the MPFDC FY2017-2018 budget and the construction contract was approved with a vote of 6-0 at the January 18, 2018 MPFDC board meeting. Construction is scheduled to be complete by the end of 2018.

During the first portion of the construction process while drilling piers, some additional unforeseen conditions were observed onsite. Water was found in all pier shafts and was expected in several. The bid included a unit price for pier casing at \$55/LF. In order to address the sub-surface water, all pier shafts were required to be cased for a total of 1,172 LF (\$74,451). During the subsurface excavation of the parking lot, it was found that a spring was under the surface which contributed to the pier issue and was keeping the subsurface wet. In order to address the spring, we were also required to install 240 LF of french drain in the parking areas along the south side of the lot (\$7,184) to catch the water and pipe it to the existing storm drains under the parking lot.

Staff recommends approval of Change Order #1 to the construction contract with Muckleroy & Falls in the amount of \$81,635 making the new contract amount \$2,566,796. Final pricing was received on June 14, 2018 supported by the outside geotechnical engineering firm.

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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