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Public Works

City Transit
263-8152

MEMORANDUM

Equipment Maintenance
Roadway Maintenance
Collection & Drainage
Building & Grounds
Engineering

To: Gregg Mandsager, City Administrator
CC: Fran Donelson, Secretary
FROM: Randy Hill, Public Works Director
DATE: April 5, 2011
RE: Council Action – Change Orders for Hershey II Project

INTRODUCTION:

The City of Muscatine is under contract with Langman Construction Inc. for the construction of the Hershey Ave. Area Sewer Separation Project Contract 2.

BACKGROUND:

Langman Construction has submitted several Change Orders for city consideration.

Change Order #7 is for a retaining wall in front of 701 West Mississippi Drive. The wall was in a state of disrepair and the decision was made to replace the wall. The Contractor has a responsibility to protect existing property. They submitted an invoice for \$21,310.15, but Public Works staff agreed to present to the council an offer for 1/3 of the total cost amounting to \$7,103.38.

Change Order #9 is for the additional underdrain system on the east side of Broadway. The new system controls the seepage from the bluff by directing the water to an intake and keeping it off the roadway surface. The cost for this improvement is \$1,180.41.

Change Order #10 addresses costs incurred for the late date of paving Hershey Ave. in 2010. The subcontractor submitted an invoice for \$25,627.50 for thawing the ground prior to pouring and covering the concrete with blankets after a pour. The schedule for reopening Hershey Ave. was provided by the contractor and not dictated by the city. Public Works staff did direct the contractor to cover the concrete if they poured in the cold weather to ensure curing properly. The cost for the cover material is \$8,212.50, and Public Works staff agreed to present this to council.

Change Order #11 requests extension of the deadline for the project from May 1, 2011 to June 30, 2011. Due to design change delays in Mississippi Drive; wet weather last spring and summer; and staff refusal to allow Main Street to be torn up during the winter months the contractor seeks a revision for the completion date. Public Works staff concurs with the request.

RECOMMENDATION/RATIONALE:

To date Change Orders #1-#4, #6 & #8 have been approved by the city council for this project. Change Order #5 was voided. After conferring with Stanley Consultants' staff, Project Manager Dennis Kistenmacher, and Public Works staff (Matt Chandler, Jon Lutz & Randy Howell) it has been determined that Change Orders:

#7 = \$7,103.38
#9 = \$1,180.41
#10 = \$8,212.50
#11 = June 30, 2011 extension deadline

are legitimate costs (and request) incurred by the contractor. It is the city staff's recommendation to approve the change orders as submitted.

BACKUP INFORMATION:

1. Copies of CO's # 7,9,10 & 11
- 2.
- 3.
- 4.

CHANGE ORDER

Project Name: Hershey Avenue, Contract 2, Sanitary and Storm Sewer Separation	Change Order No.: 7
	Instruction No.:
Project Description: Storm and Sanitary Sewer Construction	Cost Code: Lump Sum
Contractor: Langman Construction	Date Prepared: March 8, 2011

Description of Change:

The retaining wall in front of 701 West Mississippi Drive (the corner of Mississippi Drive and Broadway) was in a state of disrepair. Langman chose to replace the wall. This was discussed prior to the replacement. A case could be made that construction operations caused some problems with the wall, leading to the property owner starting a lawsuit, so the wall was replaced to avoid legal action. Since the Contractor has a responsibility to protect existing property, it was decided that most of the cost of repair will be borne by Langman. The City will pay 1/3 of the total cost, which is \$21,310.15, amounting to \$7,103.38.

Basis of Price Change:

Unit Price Time and Material Lump Sum

Cost: \$7,103.38

Contract Time Change:

No Change Extended Decreased by _____ days

Accepted: Langman Construction
Contractor

Tony Shaffer
Signature & Date

Pat. Foreman
Title

3-8-11

Reviewed and Recommended by: _____

Accepted: City of Muscatine
Owner Signature & Date Randy Hill
Public Works Director

Reason for Change: Design Request Owner Request
 Field Conditions Suggested by Contractor
 Other _____

Reviewed and Recommended By:

Dennis Kistenmacher 3/8/11
Dennis Kistenmacher, Project Manager

Distribution: Owner, Contractor, Design Engineer

CHANGE ORDER

Project Name: Hershey Avenue, Contract 2, Sanitary and Storm Sewer Separation	Change Order No.: 9
	Instruction No.:
Project Description: Storm and Sanitary Sewer Construction	Cost Code: Lump Sum
Contractor: Langman Construction	Date Prepared: March 8, 2011

Description of Change:

Due to groundwater seepage out of the bank on the east side of Broadway, above Mississippi Drive, it was necessary to add more of an underdrain system. The new system controls the seepage, to direct the water to an intake, and keep it off of the surface. This solves the problem of a constantly wet roadway, and more importantly prevents icy conditions in the winter. The cost is shown below as a lump sum and includes all time and materials to do the work. The invoice/change order form from the Contractor is attached.

Basis of Price Change:

Unit Price Time and Material Lump Sum

Cost: \$1,180.41

Contract Time Change:

No Change Extended Decreased by _____ days

Accepted: Langman Construction
Contractor

Tom Shatto
Signature & Date
3-8-11

Proj. Foreman
Title

Reviewed and Recommended by: _____

Accepted: City of Muscatine
Owner Signature & Date Randy Hill
Public Works Director

Reason for Change: Design Request Owner Request
 Field Conditions Suggested by Contractor
 Other _____

Reviewed and Recommended By: Dennis Kistenmacher
Dennis Kistenmacher, Project Manager

3/8/11

Distribution: Owner (Public Works Director, Randy Hill)
Contractor (Langman Construction, Inc.)
Stanley Consultants, Inc. (Mike Knott)

CHANGE ORDER

Project Name: Hershey Avenue, Contract 2, Sanitary and Storm Sewer Separation	Change Order No.: 10
	Instruction No.:
Project Description: Storm and Sanitary Sewer Construction	Cost Code: Lump Sum
Contractor: Langman Construction	Date Prepared: March 8, 2011

Description of Change:

Due to the late date of paving in 2010, and the need to get Hershey Avenue paved, extra cost was involved. The cost is for warming the ground before placing concrete, and for extra labor to cover the new concrete. The amount approved for payment for extra costs involved is \$8,212.50.

Basis of Price Change:

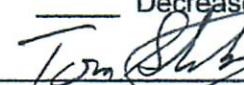
Unit Price Time and Material Lump Sum

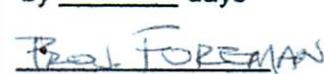
Cost: \$8,212.50

Contract Time Change:

No Change Extended Decreased by _____ days

Accepted: Langman Construction
Contractor


Signature & Date

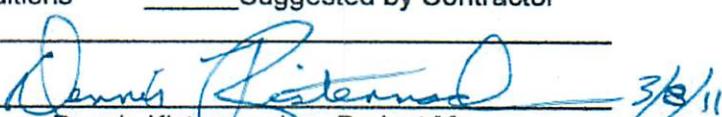

Title
3-8-11

Reviewed and Recommended by: _____

Accepted: City of Muscatine
Owner Signature & Date Randy Hill
Public Works Director

Reason for Change: Design Request Owner Request
 Field Conditions Suggested by Contractor
 Other _____

Reviewed and Recommended By: _____


Dennis Kistenmacher, Project Manager
3/8/11

Distribution: Owner (Public Works Director, Randy Hill)
Contractor (Langman Construction, Inc.)
Stanley Consultants, Inc. (Mike Knott)

CHANGE ORDER

Project Name: Hershey Avenue, Contract 2, Sanitary and Storm Sewer Separation	Change Order No.: 11
Project Description: Storm and Sanitary Sewer Construction	Instruction No.: Cost Code: Time Extension
Contractor: Langman Construction	Date Prepared: March 8, 2011

Description of Change:

Due to design change delays in Mississippi Drive and wet weather last spring and summer, the attached request from Langman for extra time to complete the Contract will be granted.

Basis of Price Change:

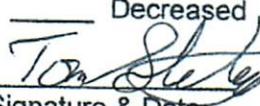
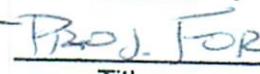
Unit Price Time and Material Lump Sum

Cost: No Cost

Contract Time Change:

No Change Extended Decreased by 60 days

Accepted: Langman Construction
Contractor

 
Signature & Date 3-8-11 Title

Reviewed and Recommended by: _____

Accepted: City of Muscatine
Owner Signature & Date Randy Hill
Public Works Director

Reason for Change: Design Request Owner Request
 Field Conditions Suggested by Contractor
 Other _____

Reviewed and Recommended By: 
Dennis Kistenmacher, Project Manager 3/8/11

Distribution: Owner (Public Works Director, Randy Hill)
Contractor (Langman Construction, Inc.)
Stanley Consultants, Inc. (Mike Knott)