



File #: 19-1059, **Version:** 1

Meeting Date: 2/1/2020

CITY MANAGER AUTHORITY PROCUREMENT AWARDS

ACTION REQUESTED:

Approve the award of Change Order #1 to Job Order Contract DPW-002-CY19.A, Van Buren Parking Deck - Level 4 Maintenance Program, to F.H. Paschen for an amount not to exceed \$2,915 and a total award of \$144,232.26

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

In 2016, the City established CIP Project MB160, Downtown Parking Deck Maintenance Program, as a multi-year capital project to ensure the Central Business District parking decks are maintained as a sustainable asset in the Special Service Area (SS) #26.

On May 21, 2019, the City Council approved the award of Job Order Contract DPW-002-CY19A, Van Buren Parking Deck - Level 4 Maintenance Program, to F.H. Paschen for an amount not to exceed \$141,317.26. The purpose of this contract was to repair and replace the deck joints on the 4th level of the Van Buren deck. The contract also included the removal of existing sealant and back rod at all precast joints, preparing and priming the joints, welding any broken shear connectors and installing new back rod and sealant at all joints. Work also included tuckpointing of the rooftop stairway/elevator vestibules to repair cracking bricks and failing mortar to prevent rain and snow melt from causing damage to the structure. Finally, the fifth-floor door and window frames were restored to ensure proper seal and function.

DISCUSSION:

As the contractor was replacing the exterior doors, frames and sidelights at each of the 5th floor vestibules, the contractor discovered that the brick masonry façade needed tuckpointing repairs at several locations. The broken mortar joints were letting water into the stairwell/elevator shaft and causing damage to the ceilings of the two floors below. These repairs were not a part of the original contract but are critical to the maintenance of the parking deck to prevent further deterioration.

This change order is requested to perform the tuckpointing needed to repair the broken mortar joints and to ensure that the vestibules are water tight. The total cost of repairs is \$2,915.

This change order can be approved by the City Manager because the total amount of change orders is less than \$10,000 and sufficient budgeted funds are available.

FISCAL IMPACT:

CIP #: MB160

The Van Buren Parking Deck Joint and Sealant Repair and Replacement is expensed to the building improvements accounts listed below. The work is related to MB160, Downtown Parking Deck Maintenance, for which \$300,000 is budgeted for construction in 2019. The requested change order of \$2,915 is within the budget amount for this expense.

Account Number	Fund Description	Total Budget Amount
31342300-551500	Bond Fund	\$100,000
31341800-551500	Downtown Parking Fund	\$200,000