



Legislation Text

File #: 21-1019, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Change Order #1 to Contract 21-088, Central Parking Facility Maintenance Improvements, to J. Gill and Company for an amount not to exceed \$46,854.25 and a total award of \$1,056,380.38

DEPARTMENT: Department of Public Works

SUBMITTED BY: Richard Dublinski, Director

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Central Parking Facility (CPF) is a 151,000 square foot, three-level precast double tee structure built in 1987. Due to its age-related deterioration and corrosion, it required the highest priority for repairs and maintenance.

The City Council awarded Contract 21-088 to J. Gill and Company on March 2, 2021 for the rehabilitation of the CPF with a completion date of September 3, 2021. The work included repairs to tee flanges, tee stems, beams, columns and walls. Additionally, the floor sealants, expansion joints, and floor drains were replaced. Lastly, a traffic coating was applied on the top level and the ceilings, beams, walls and columns on all levels were painted.

DISCUSSION:

This change order is requested to cover the costs associated with the repairs to the expansion joints and additional structural repairs on the ramp. The number of steel sheer connectors, used to connect the concrete deck panels, exceeded the quantity anticipated at the time the contract was awarded. Because these steel pieces are embedded in the concrete, an exact count was unavailable. Also, an approximate 18' long section of concrete failed in the double tee flange where the ramp meets the first panel on the top level of the deck and requires repair.

The amount of this change order exceeds the original contract amount by \$46,854.25 and increases the original contract expiration date by 0 days.

This contract was approved with contingency in the amount of 3% of the original contract value and 29 days. Staff requests the use of contingency funds for the change order (\$30,285.78) plus an additional \$16,568.47. A summary of the award and contingency information is provided in the tables below.

Contract Award

Original Contract Value	\$1,009,526.13
Prior Cumulative Approved Change Orders	\$0
Subtotal	\$1,009,526.13
(+/-) This Change Order	\$46,854.25
Total Contract Value	\$1,056,380.38

Contingency

Authorized Contingency	Days	Dollars
<i>Original Amount</i>	29	\$30,285.78
(-) Previously Authorized		
Subtotal		\$30,285.78
(-) This Change		\$46,854.25
Balance Left		-\$16,568.47

FISCAL IMPACT:

CIP #: MB160

Central Parking Facility Maintenance Improvements are expensed to the building improvement account below. The work is related to MB160, Downtown Parking Deck Maintenance Program, for which \$1,985,000 has been budgeted in 2021. The contract was awarded for \$1,009,526.13, which includes the maximum Incentive Payment Plan payment. The requested amount of \$46,854.25 is within the budgeted amount for this expense.

Account Number	Fund Description	Total Budget Amount
31341800-551500	Downtown Parking Fund	\$1,310,100
31342300-551500	Bond Fund	\$2,289,100