



Legislation Text

File #: 24-0453, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Change Order #1 to Contract 24-026.0-01, 2024 Downtown Streetscape - Washington Street, to Copenhaver Construction, Inc., for an amount not to exceed \$479,501.76 and a total award of \$8,864,715.72

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, P.E., Director of Transportation, Engineering and Development/City Engineer

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The City Council awarded Contract 24-026 to Copenhaver Construction, Inc. on December 19, 2023, for a nine-month term with a completion date of October 14, 2024.

The project aims to rebuild Washington Street, between Chicago Avenue and Benton Avenue. This work includes reconstruction of streets, curbs and sidewalks, as well as utility improvements to include storm sewer, water mains, street lighting and underground electric service, and all incidental and collateral work necessary to complete the project as shown on the final construction plans. The construction of streetscape elements, including raised planters, streetscape furniture installation, and landscaping, aligns with the 2018 Downtown Streetscape Standards.

DISCUSSION:

This Change Order is requested to cover costs that were not anticipated at the time of bidding. Most of the Change Order is related to three pay items as detailed below.

Pay item #1 - Non-special waste disposal

Soil samples were taken during the design phase of this project. Based on the available information, the anticipated amount of non-special waste disposal was estimated and included in the bid. However, soil sampling at the time of construction found additional locations with contaminant levels that require disposal at a facility willing to receive non-special waste. The increase in the quantity of non-special waste disposal in this change order includes all non-special waste disposal anticipated for the remainder of the project.

Pay item #2 - Planter seat walls

The original bid inadvertently omitted 60 feet of the required seat wall due to a typo. The design is not changing, but additional quantity is required to comply with the original design.

Pay item #3 - Removal of two 650-gallon underground storage tanks, as well as the associated soil sampling, laboratory analysis and reporting

While excavating for the construction of the streetscape elements near the northwest corner of Washington Street and Chicago Avenue, two previously unknown underground storage tanks were encountered. These tanks required specialized removal to meet environmental requirements before construction could be completed in this area.

This Change Order also accounts for increases and decreases for several pay items based on measured quantities in the field. Time and material costs to resolve other unexpected circumstances of a smaller scope are also included in this adjustment.

FISCAL IMPACT:

CIP #: CS015

The Downtown Streetscape project is expensed to the Infrastructure accounts listed below. In 2024, staff included \$6,029,043 in the budget for CS015 - Downtown Streetscape: Washington Street - Chicago to Benton. This contract originally exceeded the budget for this project by \$2.36 million. While this work has been more costly than staff originally anticipated, staff remains confident the costs can be accommodated within the 2024 budget due to other project delays. Bids for the Eagle Street Gateway project came in higher than anticipated and as a result, staff has decided to delay this project. Delaying this project frees up roughly \$2.10 million in 2024; however, it should be noted there are still plans to move forward with the Eagle Street Gateway project in 2025.

Staff will continue to monitor bids for future projects and adjust spending and project schedules as needed to accommodate this change order within the budget.

Account Number	Fund Description	Total Budget Amount
30282200-551502	Capital Projects Fund	\$29,448,000
40251300-551502	Electric Utility Fund	\$15,179,200
41252000-551502	Water Capital Fund	\$40,264,902