



City of League City, TX

300 West Walker
League City TX 77573

Text File

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Title

Consider and take action on a resolution: 1) authorizing work change directive (WCD) #6 with Westway Construction for the Council Chambers Remodel Project (FM2002) in an amount not to exceed \$29,198.01 and 2) ratifying WCDs #1 through #5 (Director of Budget & Project Management)

..Background:

Approval of this item will authorize WCD #6 consisting of CO#011 R1 (\$9,233.02) and CO#18 (\$19,964.99) in an amount not to exceed \$29,198.01 with Westway Construction for the Council Chambers Remodel Project (FM2002).

The Council Chambers Remodel project is renovating the Council Chambers/Municipal Court Room, including upgrades in video production equipment, replace Council dais, flooring, chairs and painting.

On October 13, 2020, Council authorized the award of the construction contract to Westway Construction for the Council Chambers Remodel Project (Bid No. 20-CIP-018) for an amount not to exceed \$1,019,490 and authorized a Construction Work Change Directive budget of \$101,949. This project, including the contingency, is mainly funded with PEG funds because it involves capital expenditures for facilities and equipment that are used to support the public access channel.

Work change directives #1-5 were approved by staff and funded within the contingency.

This agenda item for work change directive #6 is presented to Council for approval in the amount of \$29,198.01, to be funded from the Construction Work Change Directive budget (\$101,949) as allocated by Council at the time of construction award. This item requires additional Council approval as all work change directives total more than \$50,000 collectively. Work change directive #1 was approved by staff in the amount of \$19,134.25, work change directive #2 was voided, work change directive #3 was credited back to this project in the amount of \$33,600, work change directive #4 was approved by staff in the amount of \$49,430.48, and work change directive #5 was approved by staff for \$7,986. The WCD's 1-5 were funded through contingency and total \$42,950.73.

Work change directive #6 presented for approval in this agenda item totals \$29,198.01 and when added to WCDs #1-5, totals \$72,148.74. Details for WCD #6 are listed on the following page.

Work Change Directives:

WORK CHANGE DIRECTIVES

WCD #1 Slab Infill
WCD #2 VOID
WCD #3 Roof Top Units (RTU) credit

APPROVED AMOUNTS

\$ 19,134.25
\$ -
\$ (32,000.00)

WCD #3 Children's Workroom millwork credit	\$ (1,600.00)
WCD #4 Additional Asbestos Abatement - Electrical Room	\$ 2,380.85
WCD #4 Additional Asbestos Abatement - Behind Electrical Panel	\$ 0
WCD #4 Added Steel for CMU Opening	\$ 2,433.45
WCD #4 Added Framing and Drywall - Directors' & Electric Rooms	\$ 2,204.27
WCD #4 Added Framing and Drywall - Council Chambers	\$ 2,512.77
WCD #4 Electrical Additions (Electrical fixtures to lobby restrooms, motion sensors to lobby restrooms, dedicated power to access the control panels to lobby restrooms, GFCI outlets to lobby restrooms, power and data for the Clerk lobby, and general conditions through the month of April	\$ 14,087.70
WCD #4 Dedicated Circuit and Plumbing Revisions for Ice Machine	\$ 2,409.61
WCD #4 Extend General Conditions from April 1st thru April 30th	\$ 23,401.83
WCD #5 Additional General Conditions from May 1st thru May 14th	\$ 7,986.00
SUBTOTAL WCD #1-5	\$ 42,950.73
WCD #6 Increase Size in Dais Stage Due to Request for Increase in Dais	\$ 9,233.02
WCD #6 General Conditions from May 15th thru June 17th	\$ 19,964.99
SUBTOTAL WCD #6	\$ 29,198.01
TOTAL	\$ 72,148.74

CHANGES IN CONTRACT PRICE

ORIGINAL CONTRACT PRICE:	\$ 1,019,490.00
NET CHANGES FROM PREVIOUS WCDs:	\$ 42,950.73 WCD #1-5
CURRENT CONTRACT PRICE:	\$ 1,062,440.73
CHANGE BY THIS WCD:	\$ 29,198.01 WCD #6
CONTRACT PRICE WITH ALL APPROVED WCDs:	\$ 1,091,638.74 TOTAL

- WCD #1 - Approximately 82 L.F. of 12" x 12" concrete was trenched and excavated. The contractor had to provide #4 and #6 rebar to reinforce the floor to support the dais structure that is called out on the design. 4000 PSI concrete was placed in the trench. The construction bid assumed the raised slab was sitting on top of concrete that matched the flooring level. Once construction began, it was determined the raised slab was sitting on dirt which caused it to not only be removed, but new concrete to be poured (which was not part of the bid). - **\$19,134.25**
- WCD #2 - **Void**
- WCD #3 - A credit of \$32,000 accepted for the HVAC roof top units (RTU's). The contractor selected an approved equal brand to the preferred Carrier system from the bid specifications and used that as the basis of their bid. This was realized during the submittal approval process. Staff chose to accept the credit for system bid by the contractor and do a direct purchase of the Carrier system as was intended and used as the basis of design. Also, a credit for \$1,600 was given for the millwork base cabinets in the Library Children's Workroom. Staff decided these cabinets were no longer necessary. Credit (**\$33,600**)

- **WCD #4 - \$49,430.48**
 - Electrical Additions (Electrical fixtures to lobby restrooms, motion sensors to lobby restrooms, dedicated power to access the control panels to lobby restrooms, GFCI outlets to lobby restrooms, power and data for the Clerk lobby)
 - Additional asbestos abatement was performed in the electrical room.
 - Additional framing in Director's and electrical rooms, Council Chambers.
 - Plumbing revisions and a dedicated circuit were required for the ice machine
 - Additional general conditions were required to continue work on this project through the month of April

These changes were necessary based on conditions found during construction, along with some items mistakenly omitted by the architect. This WCD was heavily negotiated as shown on Attachment #8 - Work Change Directives Chart, with cost shared by the contractor and the architect on some items.

- **WCD #5 - Provide additional general conditions from May 1st - May 14th to allow work to continue by the contractor. The original completion date was March 31st. Based on feedback regarding the dais mockup, it was recommended that we provide additional spacing between seats. A redesign of the modified dais and stage were done and resubmitted to the City for approval. Extended time was also needed to obtain pricing to build the modified dais and stage along with review and approval by the City and Architect. - \$7,986**

Currently, the project is anticipated to be complete in mid-June and this item extends the general conditions to June 17th. Credits will be given for earlier completion. Several items remain to be negotiated that may result in change orders, both increases and credits. Staff anticipates the cumulative total of the remaining items will be under the \$50,000 threshold for Council approval. minor

Attachments:

1. Data Sheet
2. Proposed Resolution
3. Work Change Directive #1
4. Work Change Directive #3
5. Work Change Directive #4
6. Work Change Directive #5
7. Work Change Directive #6
8. Work Change Directives Chart
9. Oct 13, 2020 Agenda Item 11B
10. CIP Project Sheet
11. Aerial Map

FUNDING

{X} Funding in the amount of \$29,198.01 is available from PEG Fund 2245, with expenses charged to project expense string FM2002-CONSTRUCT- CONSTRUCT- PEG FUNDS.

STRATEGIC PLANNING

{X} NOT APPLICABLE