



Legislation Details (With Text)

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Title:	Consider and take action on a resolution authorizing work change directives #5-11 with Lucas Construction, Inc. for the Downtown Revitalization Plan - League Park and Drainage Improvements Project (ED1503) in an amount not to exceed \$61,244 (Director of Budget & Project Management)				

Sponsors:

Indexes:

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Attachments: 1. Data Sheet, 2. Proposed Resolution, 3. Exhibit A - Work Change Directives #1-11, 4. Approved Agenda 11/19/2019 Item 13A, 5. Original Agreement with Lucas Construction, 6. Aerial Map

Date	Ver.	Action By	Action	Result
10/13/2020	1	City Council	Approved	Pass

Consider and take action on a resolution authorizing work change directives #5-11 with Lucas Construction, Inc. for the Downtown Revitalization Plan - League Park and Drainage Improvements Project (ED1503) in an amount not to exceed \$61,244 (Director of Budget & Project Management)

Approval of this item authorizes work change directives #5-11 in an amount not to exceed \$61,244 with Lucas Construction, Inc for the Downtown Revitalization Plan - League Park and Drainage Improvements Project (ED1503).

The work at League Park includes the removal and salvage of existing site furniture, removal and replacement of concrete pavers, ADA ramps, removal of an existing turtle pond, installation of fencing, park grading with internal drainage, pedestrian and festoon lights, surface mounted flag lights, and electrical panel upgrades. The work also includes for removal of existing asphalt pavement and milling existing pavement on Railroad Avenue from 3rd Street to League Park. The work also includes the construction of a new parking lot with flexible base, asphalt wearing surface, swales, and 24-inch reinforced concrete pipe (RCP) with safety end treatments.

The drainage improvements work includes tying into an existing storm sewer on Park Avenue and installation of storm sewer from a 24-inch to 42-inch storm sewer along Railroad Avenue from E. Main Street to Coryell Street, and along Coryell Street from Railroad to Kansas Avenue where it ties into an existing 10-foot x 6-foot reinforced concrete box. The existing pavement will be milled and over-laid. The pavement above the storm sewer will be a full pavement replacement. The existing ditch along Railroad from Coryell to Fourth Street and Fourth Street from Railroad north will be regraded. Lastly, the existing water lines will be replaced along Coryell Street from Michigan Street to South Kansas Avenue.

On November 19, 2019, Council authorized the award of the construction contract to Lucas Construction, Inc. for the Downtown Revitalization Plan - League Park and Drainage Improvements Project (Bid No. 20-CIP-001), for an amount not to exceed \$3,735,745 and authorizing an additional \$373,575 for a Construction Work Change Directive budget.

Work change directives are approved by staff until cumulatively, they reach \$50,000. Work change directives #1-4, totaling \$49,855, were previously approved by staff as cumulatively they are under \$50,000. They are funded within the \$373,575 construction work change directive budget allocated by Council at the time of construction award for such changes.

This agenda item for work change directives #5-11 are presented to Council for approval as they total \$61,244, and when added to work change directives #1-4, total \$111,099. Work change directives #1-11 in the amount of \$111,099 will be funded from the Construction Work Change Directive budget of \$373,575.

Staff requests the approval of the work change directives as follows:

1. WCD #1 = \$1,140

In the original scope of work, the contractor shall mill and overlay one half of the road and the other half is to receive a full pavement replacement. A drainage pipe is to be installed in full road replacement. The mill and overlay side of the road is to have a waterline and other drainage infrastructure installed. With this WCD, both sides of Coryell shall receive a full depth asphalt replacement. With additions and deductions of line items the net change in cost is \$1,140.

2. WCD #2 = \$36,160

This work change directive is for addressing the existing light poles and fixtures that run parallel to the railroad tracks. In the original scope of work, the contractor shall paint a protective black coating on to the existing light poles. This does not address the aging light fixtures and structural integrity which has deteriorated over the years. It was determined that replacement of the poles and fixtures will benefit the park for many future years. The replacement poles will have LED light fixtures which produce light at a lower cost. Therefore, seven new poles and fixtures will replace the existing fourteen.

3. WCD #3 = \$2,535

This work change directive is for addressing the existing light poles and fixtures that run parallel to the railroad tracks. The previous work change directive did not include the removal and installation of new wiring for the new light poles and fixtures. It was mutually agreed that the existing wiring would be utilized for the proposed seven light poles. After removal of the existing light poles, it was determined that new wiring is necessary to prevent future issues. Therefore, this WCD addresses utilizing new wiring.

4. WCD #4 - \$10,020

This work change directive is to adjust an existing 8-inch waterline which runs perpendicular to Coryell Street. The waterline was encountered during the installation of the storm sewer line along Coryell Street. It was not identified in the plans and conflicts with the grade of the new storm sewer. Therefore, this WCD addresses adjusting the 8-inch waterline to permit the installation of the storm sewer line.

5. WCD #5 = \$10,020

This work change directive is to adjust a second existing 8-inch waterline encountered at station 12+34. The waterline was encountered during the installation of the storm sewer line which was not identified in the plans and conflicts with the grade of the new storm sewer. Therefore, this WCD addresses adjusting the 8-inch waterline to permit the installation of the storm sewer line.

6. WCD #6 = \$1,600

This work change directive is for providing two 4'x8' CDBG signs which were not listed on the bid form. Therefore,

this WCD addresses providing the signs in order to follow CDBG funding requirements.

7. WCD #7 = (\$2,610)

During demolition of the parking spaces along Railroad Avenue it was discovered that the proposed slopes would not meet the accessibility standards set by the American with Disabilities Act. This work change directive is to allow for the reconstruction of these parking spaces that will meet the requirements of ADA. With additions and deductions of line items, Lucas Construction proposes a net change of (\$2,610) for this work.

8. WCD #8 = \$39,920

Work Change Directive No. 8 is a collection of several requested changes by Park staff and addresses drainage issues at 3rd Street and Michigan Avenue. The changes are as follows:

- Type A Inlet at 3rd and Michigan. Identified as drainage improvement, \$3,500
- 48 linear feet of 24-inch RCP. Drainage improvement, \$9,696
- Type A Inlet at 3rd and Michigan. Drainage improvement, \$3,500
- 44 linear feet of 18-inch RCP. Drainage improvement, \$6,292
- Vertical brick corners at wishing well. Requested by Park staff, \$200
- New brick pedestal for plaque near basketball court. Requested by Park staff, \$6,000
- Handrail extension at Caboose. Requested by Park staff, \$1,900
- Electric fill feature for fountain in lieu of a manual fill feature. Requested by Park staff, \$3,422
- Force dump feature for fountain. Requested by Park staff, \$510
- New strong box for fountain vault. Requested by Park staff, \$4,600
- New 1 HP Speck fountain pump. Requested by Park staff, \$1,500
- Credit for utilizing existing fountain plinth, (\$1,200)

9. WCD #9 = \$8,160

This WCD is to install a new gate operator at the water plant near the Park. There is a line item for this work in the original contract, but Facilities and Public Works requested that a HySecurity brand be used. This will cost more than what was originally bid. With additions and deductions of line items, Lucas Construction proposes a net change of \$8,160 for this work.

10. WCD #10 = \$8,400

This WCD is to install twenty 18-inch banner arms within the park. These banner arms will be installed on the new light poles. Lucas Construction proposes a net change of \$8,400 for this work.

11. WCD #11 = (\$4,246)

This WCD is to install additional brick pavers near the playground. Lucas Construction proposes a net change of (\$4,246) for this work.

Work Change Directive Budget	\$373,575
WCD # 1-4	-\$49,855
WCD #5 -11	<u>-\$61,244</u>

Remaining WCD Budget	\$262,476
Original Contract Amount	\$3,735,745
WCD # 1-11	+ \$111,099
Total Adjusted Contract Amount	\$3,846,844

Attachments:

1. Data Sheet
2. Proposed Resolution
3. Work Change Directives #1-11
4. Approved Agenda 11/19/2019 Item 13A
5. Original Agreement with Lucas Construction
6. Aerial Map

FUNDING

{X} WCD #1-11, totaling \$111,099, are funded within the \$373,575 construction work change directive budget allocated by Council at the time of construction award for such changes.

ED1503-CONSTRUCT-CONSTRUCT2-RE CASH

STRATEGIC PLANNING

{X} NOT APPLICABLE