



**PURCHASING ITEM
FOR
COUNCIL AGENDA
Memo No. CA08-241**

1. Agenda Item Number:

52

2. Council Meeting Date:
April 24, 2008

TO: MAYOR & COUNCIL

3. Date Prepared: April 8, 2008

THROUGH: CITY MANAGER

4. Requesting Department: Community Services

5. SUBJECT: Approve Change Order No. 1 in an amount not to exceed \$78,418 for the Construction Manager at Risk construction contract to Low Mountain Construction, Inc. for the Mesquite Groves Aquatic Center, Project No. CS0502-401 for a revised contract amount of \$8,867,418.

6. RECOMMENDATION: Staff recommends that Council approve Change Order No. 1 in an amount not to exceed \$78,418 to the Construction Manager at Risk contract with Low Mountain Construction, Inc. for the Mesquite Groves Aquatic Center, Project No. CS0502-401 for a revised contract amount of \$8,867,418.

7. BACKGROUND/DISCUSSION: On May 10, 2007, Council approved a Construction Manager at Risk Contract (CM@R) to Low Mountain Construction, Inc. for the construction of the Mesquite Groves Aquatic Center, formerly known as the Val Vista – Riggs Aquatic Center, located at 5901 S. Hillcrest Dr. The project began construction in July 2007 and is currently 74% complete.

Several items relating to the construction of this project are included in this Change Order. Construction documents specifies an integral color concrete deck with a light broom finish. After a mock-up for the concrete deck was created and reviewed, it was determined that the light broom finish would not create the necessary slip-resistant surface required on the pool deck. The solution agreed upon by the contractor and city staff is to use a "lace" stamped concrete finish. Not only will this solution provide the necessary slip-resistant deck surface, it will retain less heat, create a more unified appearance and requires less maintenance. The cost of this item is \$70,686.

During the initial design phase for the Mesquite Groves Park site, it was determined a 12" reclaimed water line would be necessary for the future park development. Installing this line during the pool construction phase will eliminate future street cuts on a newly paved street. The cost of this item is \$6,100.

The final item of the Change Order requires a design modification to the diving well wall. The current design does not comply with AIA diving requirements and also prevents the necessary flexion of the diving boards during normal use. A solution was recommended by the diving board manufacture and engineer, which requires modifications to the wall at each board location. This modification will allow the boards to meet the 1-meter requirement for competition purposes and allow normal use of the diving boards. The cost of this item is \$1,630.

The pool is scheduled for substantial completion on July 8 with a tentative opening date of July 12, 2008. A dedication and grand opening will be scheduled soon after.

8. EVALUATION: Staff has reviewed the back-up documentation and is satisfied with the full disclosure of all costs associated with each item and determined the costs to be reasonable.

The construction contingency for this project is \$200,000. Eighty-eight (88%) percent of the construction contingency has been used.

9. FINANCIAL IMPLICATIONS:

Original Contract Amount:	\$8,789,000	
Contract Change Order No. 1:	\$ 78,418	0.1% of original contract amount
New Contract Amount:	\$8,867,418	

Fund Source:

<u>Acct. No.:</u>	<u>Fund Name:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Amount:</u>
421.4580.0000.6611.7PR396	Park Impact Fees	Mesquite Groves Park Site	07/08	\$78,418

10. PROPOSED MOTION: Move that Council approve Change Order No. 1 in an amount not to exceed \$78,418 for the Construction Manager at Risk project to Low Mountain Construction, Inc. for the Mesquite Groves Aquatic Center, Project No. CS0502-401 for a revised contract amount of \$8,867,418 and authorize the Mayor to sign the contract documents.

ATTACHMENTS: Location Map

APPROVALS

11. Requesting Department


Sheri Passey, Aquatic Superintendent

13. Department Head


Mark M. Eynatten, Community Services Director

12. City Engineer


Sheina Hughes, Assistant Public Works
Director/City Engineer

14. City Manager


W. Mark Pentz

CITY OF CHANDLER CHANGE ORDER
CHANGE ORDER NUMBER 1
DATE 4/8/08

This Change Order is not valid until signed by both the City and the Contractor. Signature of the Contractor indicates agreement herewith, including any adjustments in the Contract Price or Contract Time.

PROJECT NAME	<u>Mesquite Groves Aquatic Center</u>	CONTRACTOR	<u>Low Mountain Construction Inc.</u>
PROJECT NO.	<u>CS0502-401</u>	COST ACCT #	<u>421.4580.6611.7PR396</u>
USER DEPT	<u>Community Services</u>	NTP DATE	<u>6/25/2007</u>

TO: Low Mountain Construction Inc.

(CONTRACTOR)

YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES TO THIS CONTRACT:

(Describe changes in detail and/or reference attached cost breakdown sheet.)

Scope of work described in more detail in Exhibit A attached hereto and incorporated herein by reference.

THESE CHANGES RESULT IN THE FOLLOWING ADJUSTMENTS OF CONTRACT PRICE AND TIME:

ORIGINAL CONTRACT AMOUNT:	<u>\$ 8,789,000</u>
CURRENT CONTRACT PRICE PRIOR TO CHANGE ORDER (Including previous change orders)	<u>\$ 8,789,000</u>
NET CHANGE RESULTING FROM THIS CHANGE ORDER:	<u>\$ 78,418</u>
REVISED CONTRACT PRICE INCLUDING THIS CHANGE ORDER:	<u>\$ 8,867,418</u>
CHANGE ORDER IS % OF ORIGINAL CONTRACT AMOUNT:	<u>0.9%</u>

CONTRACT TIME OR COMPLETION DATE PRIOR TO THIS CHANGE ORDER (Including previous change orders):	<u>335</u>
	DAYS DATE

NET CHANGE RESULTING FROM THIS CHANGE ORDER:	<u>0</u>
	DAYS

REVISED CONTRACT TIME AND COMPLETION DATE:	<u>335</u>
	DAYS DATE

THE ABOVE IS AGREED TO BY:

Low Mountain Construction, Inc.
 CONTRACTOR


 Signature:

4/10/08
 Date

CITY OF CHANDLER (Date & Name of Owner Dept. verbal approval): Don Tolle

For Change Orders of less than \$50,000 and 10% of contract price:

Title:	Signature:	Date:
<u>Director or Designee</u>	_____	_____

Or (but not both)

For Change Orders of \$50,000 or more, or 10% or more of contract price:

MAYOR	Date:
Approved by Council on: _____	_____
Date	Attest: City Clerk
Approved at to Form: _____	Date
City Attorney by: <u></u>	

EXHIBIT A
SCOPE AND FEE

Cost Change for changing the deck from a colored broom finish to a color cool deck stamped finish.

Cost of Cool Deck Stamped (steps and deck only)	\$65,000.00
Bond and Insurance (3.5%)	\$2,275.00
Tax (5.070%)	\$3,411.00
Subtotal	\$70,686.00

Cost Change to modify dive well wall to accommodate the proper distance from water elevation to the diving boards, in ASI #10.

Cost of Modifications (Shasta Industries)	\$1,500.00
Bond and Insurance (3.5%)	\$53.00
Tax (5.070%)	\$79.00
Subtotal	\$1,632.00

Cost Change to change the reclaimed piping from 1½" to 12" as future service for the Mesquite Groves Park located to the North of the aquatic center.

Cost for the 12"	\$11,498.00
Demo Kicker for 12" Extension	\$1,454.00
Original Cost of the 1½"	<\$7,342.00>
Bond and Insurance (3.5%)	\$196.00
Tax (5.070%)	\$294.00
Subtotal	\$6,100.00

TOTAL **78,418.00**