



## **MEMO**

**To:** Mayor Terry  
City Council

**From:** Keith Barker, City Manager

**Date:** May 27<sup>th</sup>, 2014

**Subject:** Montreal Rd Sidewalk and Various Pedestrian Improvements  
Change Order #1 – Contract Close-Out

### **RECOMMENDATION**

Staff recommends approval of modifications to the project scope which included deletions and additions of various pay items and associated quantities. These changes resulted in a change order in the amount of \$18,418.05 which equates to 12% of the original bid amount.

### **BACKGROUND**

#### **Change Order #1:**

Prior to advertising the project to-bid, the project engineer briefly reviewed the plans for obvious constructability issues and detected a number of changes. The comments addressed to the design firm included inaccurate quantities of sod and topsoil, missing E&SC plan sheets, use of plant species susceptible to diseases and various other oversights.

During the course of construction, a significant number of additional design flaws were identified by the contractor and the Project Manager. In an attempt to minimize the change order amount, the Project Engineer identified several opportunities for value engineering. This included alternative construction measures, reduction in construction item quantities, deletion of pay items, material substitutions and combinations thereof.

Although scope changes occurred, the final completed project included a number of enhancements such as; (a) trees/evergreens on the roadway shoulder, (b) more plantings in the landscape area, (c) additional resetting of granite curb, (d) 3 additional pedestrian ramps on Church Street, plant substitutions that are less prone to diseases

The contractor was also requested to perform additional work not included in the original bid package. This work provided critical and necessary improvements to the roadway infrastructure.

Refer to the attached Exhibit A for a Summary of the project scope modifications.

Despite this numerous scope changes and delays, the project was completed within the 3 month contract period.

These project scope modifications identified in the aforementioned resulted in a change order in the amount of \$18,418.05.

**Attachments:** Change Order Form #1 (final)

Exhibit A – Summary Spreadsheet of Project Scope Modifications

Punch List

# SECTION 00941 CHANGE ORDER

No. 1

Date of Issuance: At various times during construction Effective Date: At various times during construction

Project: <b>Montreal Rd &amp; Various ADA/Sidewalk Improvements</b>	City: <b>City of Clarkston</b>	City's Contract No.: <b>Sidewalk 2014-1</b>
Owners Representative: <b>Collaborative Infrastructure Services, Inc</b>	Date of Contract: <b>2/25/2014</b>	
Contractor: <b>Construction 57, Inc.</b>	City's Representative's Project No.: <b>NA</b>	

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description: Various pay item modifications and new scope as identified on 2 contractor invoices and Summary Spreadsheet attached

Attachments: (List documents supporting change):

Refer to attached invoices and Summary Spreadsheet

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price:  \$ <u>\$155,308.90</u>	Original Contract Times: <u>NA</u> Working days <u>NA</u> Calendar days  Ready for final payment (days or date): <u>June 4th, 2014</u>
[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:  \$ <u>\$0.00</u>	[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:  Ready for final payment (days): <u>NA</u>
Contract Price prior to this Change Order:  \$ <u>\$155,308.90</u>	Contract Times prior to this Change Order:  Ready for final payment (days or date): <u>NA</u>
[Increase] [Decrease] of this Change Order:  \$ <u>+\$18,418.05</u>	[Increase] [Decrease] of this Change Order:  Ready for final payment (days or date): <u>NA</u>
Contract Price incorporating this Change Order:  \$ <u>173,726.95</u>	Contract Times with all approved Change Orders:  Ready for final payment (days or date): <u>NA</u>

RECOMMENDED: By: <u>Lawrence Kaiser</u> City's Representative (Authorized Signature)	ACCEPTED: By: _____ City (Authorized Signature)	ACCEPTED: By: _____ Contractor (Authorized Signature)
Date: <u>5/20/2014</u>	Date: _____	Date: _____
Approved by Funding Agency (if applicable):	By: _____	Date: _____

**END OF SECTION**

**Sidewalk Improvements**

**EXHIBIT A**  
**SUMMARY**  
**OF**  
**PROJECT SCOPE MODIFICATIONS**  
**“MONTREAL RD SIDEWALK & VARIOUS PEDESTRIAN IMPROVEMENTS”**

<b>CONSTRUCTION ITEM</b>	<b>PROJECT CHANGE DESCRIPTION</b>	<b>RATIONALE FOR MODIFICATION</b>	<b>INCREASE/DECREASE IN PROJECT COSTS</b>
Temporary & permanent silt fence	Reduce quantities	Value Engineering based on field conditions	Decrease
Reset Existing Granite Curb	Add quantities	Appearance of the corridor - consistency for reset entire length (added section from Vaughan to Smith St)	Increase
Concrete Sidewalk	Add quantities	Additional sidewalk at new pedestrian ramps required to ensure ADA compliance; miscalculation by design firm of quantities on construction plans	Increase
Concrete Sidewalk – 8 inches	Reduce quantities	Unused driveway ramp Christian Life Center (International Bible School) not removed	Decrease
Red Brick color accents at new pedestrian ramps	Delete	Unsure of future streetscape project design elements; brick color not placed	Decrease
Concrete curb and gutter	Add quantities	Additional sidewalk at various ramps resulted in additional C&G	Increase
Flared end section at end of headwall	Delete	Value engineering analysis – no need for flared end section on C&G street at low speeds	Decrease
Reset concrete ROW marker	Delete	Coordinated with contractor during construction to avoid markers	Decrease
Adjust hydrant to grade	Delete	Coordinated with contractor during construction to avoid hydrants	Decrease

Segmental CMU Retaining Wall	Delete	Value engineering analysis - fill slope was minimized on Huong Property allowing for wall to be deleted	Decrease
Highway signs and posts to replace existing signs	Delete	Submitted request to DeKalb County for new signs – approved by county	Decrease
Roadway striping on Montreal Rd	Delete	Submitted request to DeKalb County to paint edge and centerline striping on Montreal Rd – approved by county	Decrease
Permanent Grassing	Reduce quantities	Value engineering – reduced quantities through assessment of disturbed areas	Decrease
Sod	Reduced quantities	Value engineering	Decrease
Topsoil	Reduced quantities	Value engineering and inaccuracies on project plans	Decrease
Erosion Control mats	Reduced quantities	Value engineering – mats not installed where unnecessary	Decrease
Landscape Planting	Add quantities	Plant substitutions where specified species were inappropriate; plants on plan bid set but not in Bid Schedule, plants missing from bid schedule	Increase
ADA ramps	Add quantities	All 22 ADA ramps missing from Bid Schedule	Increase
Additional grading for drainage	Increase	Field modification to adjust existing grade between sidewalk and reset granite curb	Increase
Graded Aggregate base	Increase	Field modification due to design engineer oversight – placement of new granite curb on Montreal Rd resulted in a gap between the curb and the edge of pavement – GAB used to backfill in this gap	Increase

Red brick color concrete pad for benches	Increase	Project addition requested by Clarkston	Increase
RCP at catch basin	Increase	Missing from plans - design firm oversight	Increase
Deliver topsoil and spread topsoil at Public Works rain garden area	Increase	Not included in original project scope	Increase
Modify existing header curb between post office and public works property line to minimize stormwater from leaving drainage swale	Increase	Not included in original project scope	Increase
Paving Montreal Rd	Increase	Not included in original project scope	Increase
Removal of deteriorated asphalt and patch before resurfacing Montreal Rd	Increase	Not included in original project scope	Increase
Installation (labor only) of 2 benches	Increase	Not included in original project scope	Increase
Installation (labor) of additional plants/shrubs in landscape area	Increase	Not included in original project scope	Increase
Landscape mulch	Decrease	Value Engineering to reduce quantities	Decrease

**MONTREAL ROAD**  
**AND**  
**VARIOUS ADA/SIDEWALK IMPROVEMENTS**

**Meeting Purpose:** Develop Punch List

**Date of Punch List:** 5/7/2014 (amended 5/16/2014 by CIS during follow-up site visit)

**Time Period of Site Visit:** 12:00 PM to 2:00 PM

**In Attendance for Site Visit:** Ivan (Construction 57, Inc. Superintendent); Larry Kaiser – City Project Engineer

**PUNCH LIST:**

- ❖ Pressure wash all sidewalks constructed within the project limits (**pending 5/16/2014**)
- ❖ Replace dead “burning bush” (1)
- ❖ Sod to be placed at location of City of Clarkston garbage container
- ❖ Remove asphaltic “tack” from the back side of granite curb on the Title Maxx side of the landscape area **pending (5/16/2014)**
- ❖ Remove exposed conduit in the landscape area – cut off conduit minimum 3 inches below ground level
- ❖ Remaining sod (approximately 15 SF to be placed
- ❖ Discolored Bermuda grass to be replaced with quality “tiftway” Bermuda. Discolored sod identified originated from top of pallets. Not acceptable – replace all discolored square sections of sod (**pending 5/16/2014**)
- ❖ Source and sales receipt/invoice to be provided to Project Manager for sod and all plants (**pending 5/16/2014**)
- ❖ All variegated Mondo grass is in poor condition – to be replaced with quality plant stock (**pending 5/16/2014**)
- ❖ Cut PVC pipe at wheel stop in Title Maxx parking lot
- ❖ Pickup all loose debris in the area between the granite curb and the Title Maxx building
- ❖ Seed/fertilize/straw all disturbed soil areas between the city ROW and the Title Maxx building
- ❖ Crape Myrtles to be staked (**pending 5/16/2014**)
- ❖ Tree – Form Yaupon Holly branches on the north end of the landscape area are collapsing and seem to be damaged
- ❖ Pickup all construction-related loose rocks in landscape mulch area
- ❖ Pickup all construction-related loose rocks in the grass area at corner of Montreal and Vaughan St

- ❖ Water valve at fire hydrant to be straightened
- ❖ Regulatory and warning signs to be placed on Montreal Rd per the contract **(removed from contract)**
- ❖ Remnants of removed crape myrtles on Huong property to be removed to a minimum depth of 3 inches below ground surface
- ❖ Remove all excessive cement at handrail posts, backfill with soil and either cover disturbed area with;
  1. Mulch where roses exist
  2. Seed/fertilizer and straw where evergreen exist
- ❖ All slope areas on Huong property that were disturbed during handrail/post installation to be reseeded and fertilizer. All loose soil covering slope to be removed
- ❖ All construction-related debris/garbage to be removed on the Huong property **(pending 5/16/2014)**
- ❖ Remove all slope matting
- ❖ Straighten underground fiber optic plastic marker
- ❖ Re-seed/fertilize and straw both sides of sidewalk from Partitions driveway and North Indian Creek
- ❖ All construction/survey staking and landscape flagging to be removed
- ❖ Depressions greater than 2 inches in the sod area shall be repaired with the use of sand as backfill material **(pending 5/16/2014)**
- ❖ Rowland @ North Indian Creek – pressure wash newly constructed sidewalks and cement staining on surface of catch basin **(pending 5/16/2014)**
- ❖ Remove all construction-related debris at all pedestrian ramp locations
- ❖ Remove all construction-related debris and loose turf in the yard located at the NE corner of Rowland and North Indian Creek (where Construction 57 stockpiled construction materials/equipment)
- ❖ Clean backfill required behind ramp at SW corner of North Indian Creek and Church St
- ❖ Reseed/fertilize/straw backfill/disturbed areas on Debelle Street
- ❖ Crosswalks to be striped on Rowland St (east and west) at North Indian Creek (crosswalks to be placed between the newly constructed ramps) – PAINT to be used **(removed from contract)**
- \* Fill placement, seed and straw between edge of sidewalk and culvert outfall **(pending as of 5/16/2014)**

**Note:** Warranty period will commence upon completion of the punch list identified herein and approved by the Project Engineer