

City of Fayetteville Staff Review Form

2016-0514

Legistar File ID

11/15/2016

City Council Meeting Date - Agenda Item Only

N/A for Non-Agenda Item

Wade Abernathy

10/25/2016

Facilities Management /
Finance & Internal Services Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

To approve a budget adjustment to recognize funds from the CDBG Projects - NWAEDD for the kitchen upgrade at the Fayetteville Senior Activity and Wellness Center. These will be expended out of the Senior Center Kitchen Expansion Phase I per Resolution #109-16. Also approval of Change Order #2 to the Sr. Center Kitchen Expansion project for site drainage improvements and additional foundation pier depths in the amount of \$17,455.00

Budget Impact:

4470.900.9470-5315.00	Sales Tax Capital
Account Number	Fund
15010.1	Walker Park Senior Activity & Wellness Center
Project Number	Project Title
Budgeted Item? <u>No</u>	Current Budget \$ 141,578.00
Does item have a cost? <u>Yes</u>	Funds Obligated \$ 138,251.23
Budget Adjustment Attached? <u>Yes</u>	Current Balance \$ 3,326.77
	Item Cost \$ 95,000.00
	Budget Adjustment \$ 95,000.00
	Remaining Budget \$ 3,326.77

V20140710

Previous Ordinance or Resolution # 109-16

Original Contract Number: 42315

Approval Date: _____

Comments:



CITY COUNCIL AGENDA MEMO

MEETING OF NOVEMBER 15, 2016

TO: Mayor Lioneld Jordan

THRU: Paul A Becker, Chief Financial Officer
Connie Edmonston, Parks & Recreation Sr. Director

FROM: Wade Abernathy, Facilities Management/Building Construction Manager

DATE: October 25, 2016

SUBJECT: Resolution to recognize Grant Revenue from CDBG Projects in the amount of \$95,000 for the kitchen expansion at the Fayetteville Senior Activity and Wellness Center, and Approval of Change Order#2 to the Sr. Center Kitchen Expansion Contract with Ellingson Contracting for Site Drainage improvements in the amount of \$17,455.

RECOMMENDATION:

Staff recommends passing of a resolution to recognize grant funds from CDBG Projects for the Kitchen Renovation project. The funds will be expended out of the Senior Center Kitchen Expansion Phase 1. The funds will be used to move some of the project phase 2 items forward resulting in expediting the project. With the approval of the 2017 Budget, the funds will also allow some of the value engineering items to be added back into the project.

Approval of Change Order # 2 in the amount of \$17,455.00 is also recommended to correct an existing drainage issue on the north side of the center, and also additional drill pier depths for the foundation.

BACKGROUND:

At the meeting of June 7, 2016, Council Approved a Contract with Ellingson Contracting for Kitchen Renovations at the Fayetteville Sr. Activity and Wellness Center. Phase 1 in 2016 and Phase 2 (with council approval of 2017 Budget) in 2017. An existing site drainage issue was not a part of the original scope of work. Adding this work will help alleviate excessive water run off during large rain events.

DISCUSSION:

The grant funds will expedite the Sr. Center Kitchen Expansion project by allowing several phase 2 items to be completed this year.

Approval of change order #2 will provide trench drains, new storm drain, and site concrete which will correct an existing site drainage issues. It also includes increased drill pier depths required for proper foundation support as recommended by the geo tech engineer. Staff's review of the original price for the site drainage was not in line with industry standards. Staff

negotiated on scope and unit prices to decrease the original quote by \$3500. The new total for both items of \$17,544 which has been reviewed by Staff and the Architectural Consultant. Both find it reasonable.

BUDGET/STAFF IMPACT:

A budget adjustment for \$95,000 moving funds from 4470.900.9470-4309.00 Project 15010.1 Federal Grants-Capital to 4470.900.9470-5315.00 Project 15010.1 Contract services.

A budget adjustment will not be required for Change Order #2 amount of \$17,455.00

Attachments:

Change Order #2 with Ellingson Contracting



AIA[®] Document G701[™] – 2001

Change Order

PROJECT: <i>(Name and address)</i> Fay. Senior Center Renovation Fayetteville, AR	CHANGE ORDER NUMBER: 002	OWNER <input checked="" type="checkbox"/>
	DATE: 10/25/2016	ARCHITECT <input checked="" type="checkbox"/>
	ARCHITECT'S PROJECT NUMBER: 34415	CONTRACTOR <input checked="" type="checkbox"/>
TO CONTRACTOR: <i>(Name and address)</i> Ellingson Contracting PO Box 7202 Siloam Springs, AR 72761	CONTRACT DATE: 6/7/2016	FIELD <input type="checkbox"/>
	CONTRACT FOR: General Construction	OTHER <input type="checkbox"/>

The Contract is changed as follows:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives.)

See attachments provided by Ellingson Contracting (COR #1 - Pier Drilling Extra Depth, COR #2 Trench Drain Drain Pipe and Concrete Work)

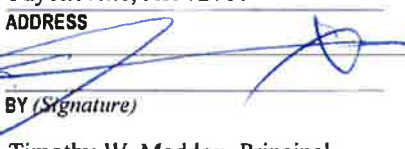
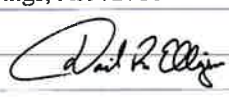
The original	(Contract Sum)	was	\$	<u>287,300</u>
The net change by previously authorized Change Orders			\$	<u>-53,560</u>
The	(Contract Sum)	prior to this Change Order was	\$	<u>233,740</u>
The	(Contract Sum)	will be (increased) by this Change Order in the amount of	\$	<u>17,455</u>
The new	(Contract Sum)	, including this Change Order, will be	\$	<u>251,195</u>

The Contract Time will be (unchanged) by (0) days.

The date of Substantial Completion as of the date of this Change Order, therefore, is unchanged

(NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.)

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>deMx architecture</u> ARCHITECT <i>(Firm name)</i>	<u>Ellingson Contracting</u> CONTRACTOR <i>(Firm name)</i>	<u>City of Fayetteville</u> OWNER <i>(Firm name)</i>
<u>104 N. East Ave.</u> Fayetteville, AR 72701 ADDRESS	<u>PO Box 7202</u> Siloam Springs, AR 72761 ADDRESS	<u>113 West Mountain Street</u> Fayetteville, AR 72701 ADDRESS
 BY <i>(Signature)</i>	 BY <i>(Signature)</i>	 BY <i>(Signature)</i>
<u>Timothy W. Maddox, Principal</u> <i>(Typed name)</i>	<u>David Ellingson, President</u> <i>(Typed name)</i>	<u>Lioneld Jordan, Mayor</u> <i>(Typed name)</i>
<u>10/25/2016</u> DATE	<u>10/25/16</u> DATE	 DATE



Ellingson Contracting
 PO Box 7202
 Siloam Springs, AR 72761

CHANGE ORDER REQUEST

Date: October 17th, 2016

To: Tim Maddox or Seth Spradlin
 DeMx Architects

Re: Fayetteville Senior Center Kitchen Addition
 945 S. College Ave
 Fayetteville, AR 72701

Change Order Request #2

Description of Proposed Change:

Cost for adding approximately 40' of high-density, Zurn Trench drain on the north side of the new Kitchen Addition. Cost for adding additional 170' of underground drain line to daylight on west side of building. Cost for demo of additional site concrete and repouring approximately 700 SF of new pavement that is pitched to drain properly. (cost of 500 SF of paving included in original bid)

The total cost of this proposal is as follows:

Labor	\$0.00
Material	\$0.00
Equipment	\$0.00
Subcontractor - Trench Drain	\$2,975.00
Subcontractor - Underground Drain Line	\$4,175.00
Subcontractor - Concrete Paving	\$6,615.00
Sub Total	\$13,765.00
Bond (2.6%)	\$357.89
OH & P (12.5%)	\$1,720.63
Lump Sum Total	\$15,486

Upon your approval, we intend to make this change/addition immediately.
 If you have any questions please feel free to contact me.

Sincerely,

David R. Ellingson
 Ellingson Contracting
 Mobile: 479-215-6889

Acceptance of Change

Name TIM MADDox

Signature [Signature]

Date 10/24/16

[Print](#) | [Close Window](#)

Subject: Re: Trench Cost Break-Out

From: josh johnson <jcplumbing-rich@hotmail.com>

Date: Thu, Sep 29, 2016 9:21 pm

To: David Ellingson <david@ellingsoncontracting.com>

Excavating approximate 170' to run 6" drain line, install 6" line with proper grade get inspected and backfill w/native soil. Estimate. Material 6" pipe, fittings, couplings, elbows & 45deg elbow. Material \$1,150.00 Backhoe \$300.00 Labor 3ea technicians \$2,725.00

Sent from my iPhone

> On Sep 29, 2016, at 3:26 PM, David Ellingson <david@ellingsoncontracting.com> wrote:
>
> Rich,
>
> Can you send me the break-out pricing on that trenching as soon as possible.
>
> Thanks!
>
> -David Ellingson
>
> Sent from my iPhone

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Subject: Re: Zurn flow trench drain
From: josh johnson <jcplumbing-rich@hotmail.com>
Date: Tue, Oct 04, 2016 1:05 pm
To: David Ellingson <david@ellingsoncontracting.com>

Estimate on trench drain \$57 a foot, 3 ea end caps \$24.00 ea. Labor is \$623

Sent from my iPhone

On Oct 4, 2016, at 8:52 AM, David Ellingson <david@ellingsoncontracting.com> wrote:

Rich,

I need that pricing break-out for the \$2,975 trench drain price in an e-mail today so I can submit it to the Owner.

Please reply back this morning with break-out.

Thanks,

David R. Ellingson, CPC, LEED AP, CPESC
Ellingson Contracting
PO Box 7202
Siloam Springs, AR 72761
Phone: 479.215.6889

----- Original Message -----

Subject: RE: Zurn flow trench drain
From: "David Ellingson" <david@ellingsoncontracting.com>
Date: Tue, September 20, 2016 2:22 pm
To: "josh johnson" <jcplumbing-rich@hotmail.com>

Rich,

Owner has asked if you can itemize this \$2,975 cost at least by:

- Labor
- Material
- Equipment
- Subcontractor
- Overhead

Thanks,

David R. Ellingson, CPC, LEED AP, CPESC
Ellingson Contracting
PO Box 7202
Siloam Springs, AR 72761

Phone: 479.215.6889

----- Original Message -----

Subject: Zurn flow trench drain

From: josh johnson <jcplumbing-rich@hotmail.com>

Date: Wed, September 07, 2016 9:50 pm

To: David Ellingson <david@ellingsoncontracting.com>

6" wide pre sloped system, high density poly, duct tile iron slotted drain. Zurn trench drain end cap, Zurn trench drain bottom out, Zurn trench drain end out. 40 ' long. Includes piping and labor \$2,975.00.
Thank you David

Sent from my iPhone

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Subject: RE: Added Concrete Paving Pricing
From: Mike Castagna <mcastagna@wincastconcrete.com>
Date: Tue, Sep 20, 2016 10:08 pm
To: David Ellingson <david@ellingsoncontracting.com>

David,

As requested, please see breakdown listed below. I have gone ahead and broken it down as far as I could. This should give them what they need.

<u>Demolition</u>	New	1005
Equipment – 1,250	Values	960
Labor – 1,850		250
Haul Off – 450		

<u>Pour Back</u>		
Forms/Expansion Joint – 155		
Gravel – 670		155
Equipment – 785		550
Wire Mesh – 455		653
Paving Prep Labor – 650		400
Concrete – 2,955		575
Place & Finish – 1,250		2264
Saw Cut – 250		1075
Cure – 100		200
Tools – 75		80
Strip Forms – 150		65
Power Wash – 400		120
Raised Curb – 450		375
Supervision – 750		450

Truck/Fuel – 125	Original	
O&P – 1,725	1500 SF	
	Total	650
	Cost	115
Total - \$14,495		1650

**Mike Castagna • President
Wincast Concrete Services**

Phone: 479-531-9990
Fax: 479-373-1424

Reduced to
1200 SF
→ \$11,592.00

Less
Plumber
Clean-Up
of \$250

Cost Split:
500 SF for Ellingson
700 SF for City

From: David Ellingson [mailto:david@ellingsoncontracting.com]
Sent: Tuesday, September 20, 2016 12:30 PM
To: Mike Castagna <mcastagna@wincastconcrete.com>
Subject: RE: Added Concrete Paving Pricing

Owner has asked if you can break this down at least by:

-Labor

\$6,615

Cost to City of
Fayetteville for Demo
and Concrete Scope to
be put into COR #2

-Material
-Equipment
-Subcontractor
-Overhead

Thanks,

David R. Ellingson, CPC, LEED AP, CPESC

Ellingson Contracting

PO Box 7202

Siloam Springs, AR 72761

Phone: 479.215.6889

----- Original Message -----

Subject: Added Concrete Paving Pricing

From: Mike Castagna <mcastagna@wincastconcrete.com>

Date: Mon, September 12, 2016 10:27 pm

To: David Ellingson <david@ellingsoncontracting.com>

David,

Please see attached pricing for your review.

Mike Castagna • President
Wincast Concrete Services

Phone: 479-531-9990

Fax: 479-373-1424

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Ellingson Contracting
PO Box 7202
Siloam Springs, AR 72761

CHANGE ORDER REQUEST

Date: September 19th, 2016
To: Tim Maddox or Seth Spradlin
DeMx Architects
Re: Fayetteville Senior Center Kitchen Addition
945 S. College Ave
Fayetteville, AR 72701

Change Order Request #1

Description of Proposed Change:

Cost for drilling west pier deeper than noted on plans. Plans indicated 15' pier depth. GTS Testing agency required a depth of 22' for the pier depth. Please see attached subcontractor break-out of costs.

The total cost of this proposal is as follows:

Labor		\$0.00
Material		\$0.00
Equipment		\$0.00
Subcontractors		\$1,750.00
	Sub Total	<u>\$1,750.00</u>
Bond (2.6%)		\$45.50
OH & P (12.5%)		\$218.75
	Lump Sum Total	<u><u>\$1,969</u></u>

Upon your approval, we intend to make this change/addition immediately.
If you have any questions please feel free to contact me.

Sincerely,

David R. Ellingson
Ellingson Contracting
Mobile: 479-215-6889

Acceptance of Change

Name TIM MADDUX
Signature [Signature]
Date 9/20/16

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Subject: Drilled Pier Extra Breakdown
From: Mike Castagna <mcastagna@wincastconcrete.com>
Date: Fri, Sep 09, 2016 6:19 pm
To: David Ellingson <david@ellingsoncontracting.com>

David,

Please see breakdown below.

Drilling – 850
Rebar – 300
Concrete – 100
Spoils Haul Off – 50
Labor – 100
Supervision – 100
O&P – 250

Total - \$1,750

Mike Castagna • President
Wincast Concrete Services

Phone: 479-531-9990
Fax: 479-373-1424

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GTS, Inc.

Geotechnical & Testing Services

www.gtsconsulting.net

1915 N. Shiloh Dr, Suite 1
 Fayetteville, Arkansas 72704-6611
 office #: 479-521-7645
 fax #: 479-521-6232

Office Locations
 Fayetteville, Arkansas
 Fort Smith, Arkansas
 Tulsa, Oklahoma
 Dallas, Texas

Pier Field Record

Project: Fayetteville Senior Center - Kitchen Add. **Date:** 8/29/2016
Report No. 16-11262.1 **Client:** Ellingson Contracting
Report By: Jason Williams **Subcontractor:** Long's Drilling
Pier ID: Pier #1 (West Pier) **Weather and Temperature:** 88 °F, Sunny
Pier Location: 18'-6" East of Building **Excavation Method:** Auger
Pier Start and End Time: 1:05 PM 2:40 PM **Concrete Placement Method:** Free Fall
Rebar cage placed and set per drawings? Yes **Relative Finished Floor Elev:** 0'-0"

<u>Measurements</u>	<u>Per Plans/FFE</u>	<u>Actual EL</u>
Total Depth Drilled, feet	15.00	24.50
Top of Pier Elevation, feet	2.5 below FFE	2.5 below FFE
Bottom of Pier Elevation, feet	-	~24.5 below FFE
Top of Rock Elevation, feet	-	18.00
Shaft Diameter, inches	24	24
Rock Socket Required, feet	6 - 8	-
Rock Socket Drilled, feet	-	6.50
Total Pier Depth, Feet	-	22.00

Actual EL: ~ finish floor elevation

Reinforcing Steel Information

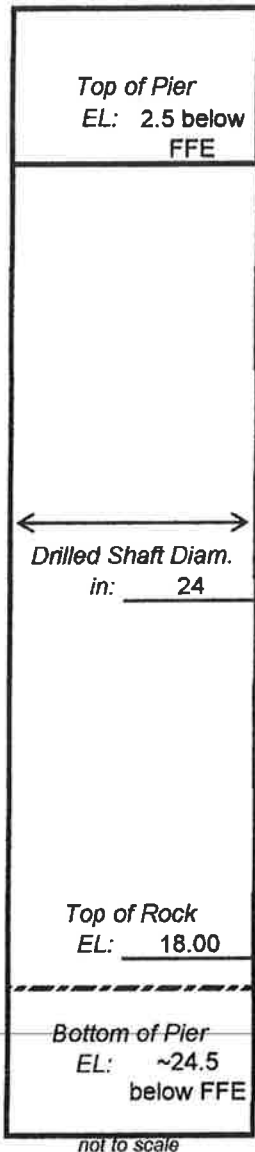
Vertical Bars:	10	#6
Tie Bars:	12" O.C.	#3

General Soil Description

Gravel with Clay (very moist)*
Brown Lean to Fat Clay with Gravel (water)*
Brown Shaley Clay (Water)*
Brown Clayey Weathered Shale (Water)*

*Water observed to be washing cuttings off auger during pier excavation

Comments: Pier excavation was observed to be in the existing grease trap. Pier excavation was observed to cave in during drilling operations. Water was observed in excavation beginning at a depth of 7 ft. Cuttings generally observed to be clays mixed with gravel material used as backfill around grease trap and adjacent utility lines. Measurement could not be obtained during drilling due to cave in and cuttings in bottom of pier excavation. Drill operator indicated harder drilling conditions beginning at a depth of approximately 18 feet below adjoining soil grades. Drilled pier contractor utilized a cleanout bucket to remove the water and cuttings from pier excavation. Approximately 7 cleanout passes performed to remove cuttings and final pier depth was measured to be 24.5 feet below adjoining soils grades. Water observed to be less than 3 inches and pier excavation stable immediately prior to installation of reinforcing steel cage.



Pier Field Record

Project: Fayetteville Senior Center - Kitchen Add. **Date:** 8/29/2016
Report No. 16-11262.2 **Client:** Ellingson Contracting
Report By: Jason Williams **Subcontractor:** Long's Drilling
Pier ID: Pier #2 (East Pier) **Weather and Temperature:** 88 °F, Sunny
Pier Location: 37'-10" East of Building **Excavation Method:** Auger
Pier Start and End Time: 3:19 PM 3:35 PM **Concrete Placement Method:** Free Fall
Rebar cage placed and set per drawings? Yes **Relative Finished Floor Elev:** 0'-0"

<u>Measurements</u>	<u>Per Plans/FFE</u>	<u>Actual EL</u>
Total Depth Drilled, feet	15.00	17.00
Top of Pier Elevation, feet	2.5 below FFE	2.5 below FFE
Bottom of Pier Elevation, feet	-	~17' below FFE
Top of Rock Elevation, feet	-	9.50
Shaft Diameter, inches	24	24
Rock Socket Required, feet	6 - 8	-
Rock Socket Drilled, feet	-	7.50
Total Pier Depth, Feet	-	14.70

Actual EL: ~ finish floor elevation

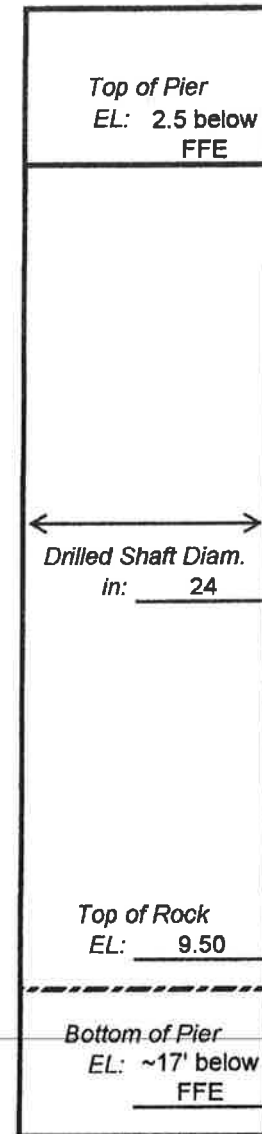
Reinforcing Steel Information

Vertical Bars:	10	#6
Tie Bars:	12" O.C.	#3

General Soil Description

Gravel with Clay (Fill)
Brown Clay
Brown Clay with Shale Fragments
Brown Clayey Weathered Shale

Comments: Contractor initially began drilling pier at 1:00 pm, but encountered utility lines at 3 feet below grade. Contractor drilled second pier while remedial work performed to de-energize power lines.
 No water encountered during pier excavation at referenced pier location.



Top of Rock
EL: 9.50

Bottom of Pier
EL: ~17' below
FFE

not to scale