

City of Fayetteville Staff Review Form

2017-0203

Legistar File ID

5/2/2017

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Ken Eastin

4/12/2017

Parks & Recreation /
Parks & Recreation Department

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Staff recommends approval of Change Order #3 in the amount of \$21,096 to Contract #2016-00000014 with T-N-T, Inc. for the installation of additional select road base fill and a change in pavement surfacing from asphalt to fiber-reinforced concrete for extended durability, and approval of a budget adjustment.

Budget Impact:

2250.520.9255-5806.00	Park Development Fund
4470.900.9470-5819.00	Sales Tax Cap Imp
Account Number	Fund
13001.1601	Wilson Park Grant Match
16004.1	Park Paving Improvements
Project Number	Project Title
Budgeted Item? Yes	Current Budget \$ 724,227.00
	Funds Obligated \$ 583,598.00
	Current Balance \$ 140,629.00
Does item have a cost? Yes	Item Cost \$ 21,096.00
Budget Adjustment Attached? Yes	Budget Adjustment \$ 30,777.00
	Remaining Budget \$ 150,310.00

V20140710

Previous Ordinance or Resolution # 231-16

Original Contract Number: 2016-00000014

Approval Date:

Comments:

MEETING OF MAY 2, 2017

TO: Mayor Lioneld Jordan

THRU: Don Marr, Chief of Staff
Connie Edmonston, Parks and Recreation Director
Alison Jumper, Park Planning Superintendent

FROM: Ken Eastin, Park Planner II

DATE: April 10, 2017

SUBJECT: **Approval of Change Order #3 in the amount of \$21,096 to Contract #2016-00000014 with T-N-T, Inc. for the installation of additional structural select road base fill and a change in pavement surface materials for road and parking improvements at Wilson Park, and approval of a budget adjustment**

RECOMMENDATION:

Staff recommends approval of Change Order #3 in the amount of \$21,096 to Contract #2016-00000014 with T-N-T, Inc. for the installation of additional select road base fill and a change in pavement surfacing from asphalt to fiber-reinforced concrete for extended durability, and approval of a budget adjustment.

BACKGROUND:

The City of Fayetteville contracted with T-N-T, Inc. to construct new curb and gutter along both sides of the westernmost entry drive off Prospect Street at Wilson Park and along the northwesternmost edge of the parking lot. The contractor was also to remove the existing asphalt from the entry drive, compact the subsurface soils, install a 4" compacted gravel base, lay new asphalt surfacing, and construct a new van-accessible parking space adjacent to the playground.

Change Order #1 was requested to receive approval for a change in the contract scope in order to include grading of a drainage swale into the lawn area on the north side of the western end of the parking lot. This change was necessary to create a swale in the lawn that will contain and direct runoff into an existing storm inlet. This will prevent continuation of a situation where the drainage flows across Wilson Avenue and into a neighboring driveway and garage.

Change Order #2 was submitted after excavation of the existing asphalt drive began and subsurface continues were discovered. Upon removal of the old asphalt, extensive clay soils were encountered and the clay was totally saturated. Project specifications require compaction of the immediate subgrade to a depth of 24". Due to the clay soils and high moisture conditions, this compaction can not be accomplished. This has required complete removal of the existing clay and replacement with select fill that will hold compaction, for a minimum depth of 24".

DISCUSSION:

Change Order #3 is requesting approval for the following contract changes:

- 1) Unforeseen subsurface conditions and excessive moisture have required removal of a larger amount of encountered expansive clay, requiring replacement with a larger amount of select fill than originally anticipated plus an additional 9 SY of class 7 base (+ \$1,816).
- 2) Due to a change in the layout of the parking and driveway to protect trees and provide safe turning radius for buses, additional curb and gutter is required to complete the new design (+ \$1,425).
- 3) Change order #1 added scope for grading a drainage swale into the adjacent lawn area in order to prevent runoff from flowing across Wilson Avenue and into a neighboring garage. The site's regrading will now direct runoff into a stormwater drain inlet. Change order #1 included costs for the grading, but site restoration costs were not included. The regrading resulted in an increase of 3,130 SF of site restoration at a unit cost of \$4.00/ SF (+ \$12,520).
- 4) Poor subsurface conditions encountered resulted in a reevaluation of the pavement section. It has been determined that a fiber-reinforced concrete drive surface would better support the anticipated traffic loads than asphalt. The current contract specifies a 2" asphalt surface course atop a 3" asphalt binder course for a total surface thickness of 5". For the greater strength and durability, Parks requests a change from the 5" thick asphalt to a 6" thick fiber-reinforced concrete slab. This needed change will increase the project cost by + \$2,835)
- 5) Consideration of design alternatives resulting from the subsurface conditions encountered and Council approval of Change Order 3 has caused a delay in work. The contractor is requesting \$2,500 for remobilization fees (+\$2,500).

These changes are necessary to provide a firm and stable structural roadway subgrade combined with a strong, durable fiber-reinforced concrete surface that will not be subject to vertical pumping movement and subsequent cracking and accelerated deterioration from high levels of subsurface moisture. In addition, the positive drainage conditions which direct runoff into the existing storm drain preventing this drainage impact to neighboring properties.

BUDGET/STAFF IMPACT:

Total cost for Change Order #3 is \$21,096. Approximately \$218 currently remains in the contingency budget for this project making a budget adjustment necessary. Unrecognized Southwest Quadrant Park Land Dedication Funds in the amount of \$30,777 are available and being requested to be recognized. \$20,878 of this is required for the revised budget. The remaining \$9,899 is requested as contingency.

Attachments:

Change Order #3 Form
Resolution 231-16
Budget Adjustment Form



CHANGE ORDER NO. 3 Cost Plus _____ Pre-Agreed Unit Price X

Project Name and Number: Wilson Park Grant Match 13001.1601

Name of Contractor: TNT, Inc.

Address of Contractor: 4884 Alma Highway, Van Buren, AR 72956

Date of Contract: December 20, 2016

Original Contract Sum: \$97,560.00
Total Amount of All Previous Approved Change Orders: \$9,538.00
Contract Sum prior to this Change Order: \$107,098.00
Contract Sum increase this Change Order: (not to exceed) \$21,096.00
New Contract Sum including this Change Order: \$128,194.00

Subject and Reason for this Change Order: Staff is requesting approval for the following changes:

- 1) Unforeseen subsurface conditions and excessive moisture have required removal of a larger amount of encountered expansive clay, requiring replacement with a larger amount of select fill than originally anticipated plus an additional 9 SY of class 7 base (+ \$1,816).
- 2) Due to a change in the layout of the parking and driveway to protect trees and provide safe turning radius for buses, additional curb and gutter is required to complete the new design (+ \$1,425).
- 3) Change order #1 added scope for grading a drainage swale into the adjacent lawn area in order to prevent runoff from flowing across Wilson Avenue and into a neighboring garage. The site's regrading will now direct runoff into a stormwater drain inlet. Change order #1 included costs for the grading, but site restoration costs were not included. The regrading resulted in an increase of 3,130 SF of site restoration at a unit cost of \$4.00/ SF. \$12,520 us being requested.
- 4) Poor subsurface conditions encountered resulted in a reevaluation of the pavement section. It has been determined that a fiber-reinforced concrete drive surface would better support the anticipated traffic loads than asphalt. The current contract specifies a 2" asphalt surface course atop a 3" asphalt binder course for a total surface thickness of 5". For the greater strength and durability, Parks requests a change from the 5" thick asphalt to a 6" thick fiber-reinforced concrete slab. This needed change will increase the project cost by + \$2,835)
- 5) Consideration of design alternatives resulting from the subsurface conditions encountered and Council approval of Change Order 3 has caused a delay in work. The contractor is requesting \$2,500 for remobilization fees (+\$2,500).

These changes are recommended in order to provide:

- 1) A firm and stable structural roadway surface and subgrade combined with a strong, durable fiber-reinforced concrete surface that will not be subject to a vertical pumping movement and subsequent cracking and accelerated deterioration from high levels of subsurface moisture.
- 2) Positive drainage conditions which direct runoff into existing stormwater drains and prevents impacting neighboring properties.

Additional Time Requested: 21 Calendar Days* (*Period of time necessary for review of change order budget request)

Dated this 11th day of April, 2017

CITY OF FAYETTEVILLE
Parks & Recreation Department

By: _____

Ken Eastin, Park Planner II

CITY OF FAYETTEVILLE

T-N-T, Inc.
Contractor

By: _____

Title: President

By: _____

Mayor Lioneld Jordan

ATTEST:

ATTEST:

Edwin Hill, Witness



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Resolution: 231-16

File Number: 2016-0628

BID NO. 16-63 T-N-T, INC.:

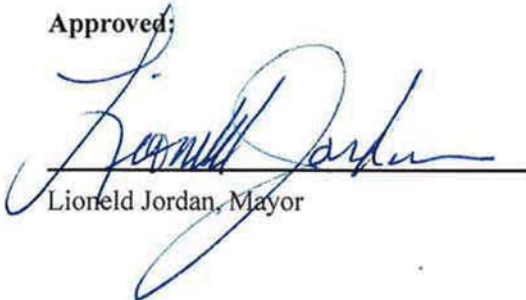
A RESOLUTION TO AWARD BID NO. 16-63 AND AUTHORIZE A CONTRACT WITH T-N-T, INC. OF VAN BUREN, ARKANSAS IN THE AMOUNT OF \$97,560.00 FOR CONSTRUCTION OF AN ACCESS DRIVE, CURB AND GUTTER, AND PARKING IMPROVEMENTS AT WILSON PARK, AND TO APPROVE A PROJECT CONTINGENCY IN THE AMOUNT OF \$9,756.00.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

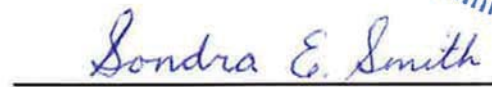
Section 1: That the City Council of the City of Fayetteville, Arkansas hereby awards Bid No. 16-63 and authorizes a contract with T-N-T, Inc. of Van Buren, Arkansas in the amount of \$97,560.00 for construction of an access drive, curb and gutter, and parking improvements at Wilson Park, and further approves a project contingency in the amount of \$9,756.00.

PASSED and APPROVED on 12/20/2016

Approved:


Lioneld Jordan, Mayor

Attest:


Sondra E. Smith, City Clerk Treasurer

