

COUNCIL ACTION FORM

SUBJECT: CHANGE ORDER TO WPC DIGESTER IMPROVEMENT PROJECT

BACKGROUND:

On September 9, 2014 the City Council awarded a construction contract to Eriksen Construction of Blair, NE for improvements to the digesters at the Water Pollution Control Facility (WPC).

As construction has progressed, several items have been identified that need to be addressed and would result in a change to the contract. Two previous changes have been authorized by the City Manager's Office in accordance with the City's Purchasing Policies, for a combined net increase of \$30,309.

An additional change order is now needed. Below is a breakdown of what is included in Change Order 3.

Primary Digester 2 and Secondary Digester Interior Coatings

As addressed in Change Order 2 (previously approved at the staff level), City staff has decided to not coat the interior walls below the low water elevation in each of the digesters. Change Order 2 included the credit from Primary Digester Number 1 (PD #1). Change Order 3 reflects the savings for Primary Digester Number 2 (PD #2) and the Secondary Digester (SD). The total **savings** to not coat below the low water elevation in Primary Digester 2 is \$9,992.00. The total **savings** to not coat below the low water elevation in Secondary Digester 1 is \$11,448.00.

Secondary Digester Cover

The contract called for Eriksen Construction to lift the Secondary Digester floating cover to allow for sandblasting and repainting of the interior wall. As discussed in the previous item, the contractor will only be repainting to the low water elevation. The contractor is able to paint to the low water elevation without lifting the cover. Since the digester cover will be resting on its lower supports and no longer lifted, there will be a 12-foot section of the wall that will not get sandblasted. This issue of not sandblasting the section of the wall has been discussed and it has been determined that the savings of not lifting the cover outweigh the need to sandblast and inspect this small section of wall. Staff will have the opportunity to address this area of the wall in the near future with other projects relating to the Secondary Digester cover. The total **savings** to not lift the Secondary Digester cover and not sandblast the section of wall is \$78,971.

Primary Digester 2 Roof Joint

Removal and replacement of the existing 4" joint material around the exterior of the Primary Digester 2 cover is required to repair water seepage into the tank. This repair must be completed before the interior coatings of the tank can proceed. The total **cost** to remove and replace the roof joint is \$22,839.

The total cost for the change order is reduction of \$77,572. The costs/savings for each of the items have been reviewed and staff feels that this is a reasonable price. Even though this change order is an overall reduction in the contract price, the City's Purchasing Policy looks at the total magnitude of the change in contract amounts, both up and down. As a result, this change order requires Council's approval. A copy of the change order is attached.

Original Contract Amount		\$1,615,750
Change Order 1		
Change in Valve Materials	(2,260)	
Concrete Repairs – PD #1	3,364	
Roof Joint Replacement – PD #1	34,517	
		\$35,621
Change Order 2		
Delete selected painting – PD #1	(5,312)	
		(\$5,312)
Change Order 3		
Delete selected painting – PD #2	(9,992)	
Delete selected painting – SD Interior	(11,448)	
Delete selected lifting – SD Cover	(78,971)	
Roof Joint Replacement – PD #2	22,839	
		(\$77,572)
Revised Contract Amount		\$1,568,487

ALTERNATIVES:

1. Approve Change Order Number Three in the amount of -\$77,572 to Eriksen Construction of Blair, NE.
2. Do not approve the change order at this time.

MANAGER'S RECOMMENDED ACTION:

The changes proposed are to improve the expected life and function of the digesters at the Water Pollution Control Facility. The consulting engineers, City staff, and Eriksen Construction have worked together to come up with reasonable, cost effective

recommendations. Rejecting the change order would result in impacts to the project that may affect the long term life of the digesters.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1, thereby approving Change Order Number Three with Eriksen Construction in the amount of -\$77,572.

Change Order No. 3

Project: Ames WPCF Digester Improvements	Date of Contract: September 16, 2014
Owner: City of Ames	Owner's Contract No.:
Engineer: FOX Engineering	Engineer's Project No.: 2394-13A
Contractor: Eriksen Construction Co., Inc.	Date of Issuance: June 3, 2015

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

DESCRIPTIONS:

- Item 1 Change Proposal Request #4. Costs required to remove 4" of the existing joint material around the exterior of the digester cover on Primary Digester Cover No. 2 and install an EMSeal DSM-DS Expansion Joint System. Add \$ 22,839.00.
- Item 2 Change Proposal Request #6. Credit to the Owner to not install the coatings in PD-2 on the walls from elevation 100.85 to 75.50 or on the base slab. City calculated a total of 8,540 square feet for the surface area at \$1.17 per square foot. Deduct (\$9992.00).
- Item 3 Change Proposal Request #7. Credit to the Owner to not install the coatings in SD-1 on the walls from elevations 94.25 to 75.50 or on the base slab. City calculated a total of 9,785 square feet for the surface area at \$1.17 per square foot. Deduct (\$11,448.00).
- Item 4 Change Proposal Request #8. Credit to the Owner to not jack the lid on SD-1 and leave the remaining coatings in place from elevation 83.42 to 94.25. Deduct (\$78,971.00).

Attachments 4 – CPR #4, 6, 7, 8

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$1,615,750.00

 Increase Decrease from previously approved Change Orders:

\$30,309.00

Contract Price prior to this Change Order:

\$1,646,059.00

 Increase Decrease of this Change Order:

(\$77,572.00)

Contract Price incorporating this Change Order:

\$1,568,487.00

CHANGE IN CONTRACT TIMES:Original Contract Working Calendar
Substantial completion: September 30, 2016
Ready for final payment: NA Increase Decrease from previously approved Change Orders:

Substantial completion (days): 14

Ready for final payment (days): NA

Contract Times prior to this Change Order:

Substantial completion: October 14, 2016

Ready for final payment: NA

 Increase Decrease of this Change Order:

Substantial completion (days): NA

Ready for final payment (days): NA

Contract Times with all approved Change Orders:

Substantial completion: October 14, 2016

Ready for final payment: NA

RECOMMENDED:By: Carla Schumacher
Engineer (Authorized Signature)Date: 6/3/15**ACCEPTED:**By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:By: _____
Contractor (Authorized Signature)

Date: _____

Eriksen Construction Co., Inc.

2546 South Hwy. 30 - P.O. Box 610 - Blair, Nebraska 68008-0610 - 402 / 426-3119 - Fax 402 / 426-3150

CONTRACT MODIFICATION COST SUMMARY

 Change Of Scope
 X Additional Work

Project: Ames Digester Impr. Date: 03/18/15
 Request Made By: Eriksen Construction Job No.: 622

COR #4 represents the costs required to remove 4" of the existing joint material around the exterior of the digester cover on Primary Digester Cover No. 2 and install an EMSeal DSM-DS Expansion Joint System, if approved by Fox Engineering.

Material & Equipment:

	Factor	Percentage	
Material Work Sheet			\$0.00
Equipment Work Sheet			\$ -
Expendables (% of materials)	0	0.00%	\$ -
Sales Tax	0	0.00%	\$ -
Freight (% of Materials & Equipment)	0	0.00%	\$ -
Sub-Total Material & Equipment			\$ -

Equipment Rental

	Hours	Rate	
Track Crane per hour	0	175.00	\$ -
Hydraulic Crane per hour	0	175.00	\$ -
Rubber Tire Loader per hour	0	120.00	\$ -
Track Loader per hour	0	120.00	\$ -
Dozer per hour	0	120.00	\$ -
Excavator per hour	0	165.00	\$ -
Backhoe / Small Trackhoe per hour	0	85.00	\$ -
Scissor Lift (equipment only) per hour	0	40.00	\$ -
Skidsteer per hour	0	75.00	\$ -
Air Compressor / Hammer per hour	0	40.00	\$ -
Dump Truck per hour	0	80.00	\$ -
Pick-up per day	0	55.00	\$ -
Semi / Lowboy per hour	0	175.00	\$ -
Welder per hour	0	30.00	\$ -
Fuel Surcharge		0.00	\$ -
Small Tools		0.00	\$ -
Other		0.00	\$ -
Sub-Total Equipment Rental			\$ -

Labor & Burden

	Hours	Rate	
Project Manager	2	100.00	\$ 200.00
Superintendent	0	75.00	\$ -
Crane Operator	0	62.50	\$ -
Dozer/Forklift Operator	0	60.00	\$ -
Skidloader/Loader Operator	0	56.60	\$ -
Carpenter	0	55.40	\$ -
Laborer	0	52.50	\$ -
Sub-Total Direct Labor			\$ 200.00

Sub-Total Page 1 Of 3 **\$ 200.00**

Eriksen Construction Co., Inc.

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CONTRACT MODIFICATION COST SUMMARY

Sub-Total Brought Forward From Page 1 1 Of 3 **\$ 200.00**

Change Of Scope
 Additional Work

Project: Ames Digester Impr. Date: 03/18/15

Request Made By: Eriksen Construction Job No.: 622

Labor Adjustments:

	Factor	Percentage		
Estimating	0	0.4%	\$	-
OSHA	0	0.6%	\$	-
Material Handling	0	0.43%	\$	-
Testing	0	0.35%	\$	-
Safety Program	0	0.35%	\$	-
Start-up	0	0.3%	\$	-
Punch List	0	0.3%	\$	-
Clean Up	0	0.31%	\$	-
Coordination	0	0.31%	\$	-
Schedule Revisions	0	0.63%	\$	-
Quality Control	0	0.04%	\$	-
Expediting	0	0.83%	\$	-
Sub-Total Labor Adjustments			\$	-

Subcontractors

Western Waterproofing Company

\$	20,520.00
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-

Sub-Total Subcontractors **\$ 20,520.00**

Project Expense:

	Factor	Percentage		
Administration Travel & Subsistence			\$	-
Job Office Expense			\$	-
Permit & Inspection Cost			\$	-
Postage Cost			\$	-
Project Administration (% of cost)	0	2.00%	\$	-
Storage Facilities			\$	-
Telephone Expense			\$	-
Temporary Utilities			\$	-
Sub-Total Project Expense			\$	-

Sub-Total page 2 Of 3 **\$ 20,720.00**

Eriksen Construction Co., Inc.

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CONTRACT MODIFICATION COST SUMMARY

Sub-Total Brought Forward From Page 2 2 Of 3 \$ 20,720.00

Change Of Scope
 Additional Work

Project: Ames Digester Impr. Date: 03/18/15

Request Made By: Eriksen Construction Job No.: 622

Modification Of Sub-Total Costs

Warranty	0.00%	\$ -
Interest On Delayed Rention	0.00%	\$ -
Extended Overhead (Project Extension)	0.00%	\$ -
Sub-Total Modifications		\$ -

Sub-Total Of Direct Project costs \$ -

Contractor's Fee on GC Work of \$200.00 \$ 30.00

Sub-Total Of Total Costs \$ 20,750.00

Contractor's Fee on Sub Work of \$20,520.00 \$1,641.60

Sub-Total \$ 22,391.60

Bond and Insurance \$ 447.83

Total Amount This Modification \$ 22,839.00

This proposal may be withdrawn or modified if not accepted in (30) calendar days

Time extension required to base bid calendar days

Submitted by: *Cathy Ackerson* 3/18/2015
Eriksen Construction Co. Inc Date

Approved by: _____
Date

PROPOSAL/CONTRACT

March 18, 2015

Concrete
Restoration

Casey Ackerman
Erikson Construction
Blair, NE 68008-0610

Masonry
Restoration

Stadium
Restoration

WE (Western) HAVE PREPARED A PROPOSAL FOR: **Ames Waste Water Treatment Plant**

Balcony
Restoration

SCOPE OF WORK: We propose to furnish and install all necessary labor, materials, equipment, supervision, and insurance, as shown on the enclosed sample certificate, to complete the following:

Plaza
Restoration

1. Mobilization

Mobilization will consist of the time necessary to properly mobilize and demobilize the project. Also included is the time necessary for the proper supervision to manage the project and the necessary equipment and material to assist in the mobilization and supervision of the project.

EIFS
Restoration

Historic
Restoration

BARRICADE RIBBON / BARRICADE FENCING: Temporary barricades will be installed to close off the work area while performing our work. The pedestrian and vehicular barricading will be limited to orange or yellow barricade ribbons, as well as, the necessary signs to enclose our work area.

Wall Coating

Caulking &
Sealants

\$520.00

Deck Coating

2. Remove Existing Sealant and Replace with Emseal DSM-DS

The existing sealant at the perimeter of digester tank #1, approximately 260 lineal feet ranging from minimum 1.25" to maximum 4.5", will be removed and metal tank and concrete edge will be prepped to receive new expansion material. At completion of preparation Emseal DSM-DS will be installed according to manufacturer's recommendations. An aerial lift will be used along with working from the lid. Clean-up will likely be needed inside the tank from falling debris. A 5-year labor and material warranty will be provided.

Planter
Waterproofing

Below Grade

Stone
Cleaning &
Restoration

\$24,500.00

Tuckpointing

3. Remove Existing Sealant and Replace with Emseal DSM-DS

The existing sealant at the perimeter of digester tank #2, approximately 260 lineal feet ranging from minimum 1.5" to maximum 3.5", will be removed and metal tank and concrete edge will be prepped to receive new expansion material. At completion of preparation Emseal DSM-DS will be installed according to manufacturer's recommendations. An aerial lift will be used along with working from the lid. Clean-up will likely be needed inside the tank from falling debris. A 5-year labor and material warranty will be provided.

Epoxy
Flooring

Cementitious
Coating

Post Tendon
Repair

\$20,000.00

Barrier
Tendon
Repair

Expansion
Joint
Restoration

PROJECT SPECIFIC QUALIFICATIONS:

Carbon Fiber

All concrete repair work, if required, will be \$75.00 per square foot.

Epoxy
Injection

If tanks #1 and #2 are repaired at the same time, another mobilization fee will be required.

Eriksen Construction Co., Inc.

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**CHANGE PROPOSAL REQUEST
NUMBER 006**

TO: **City of Ames**
56797 280th St
Ames, IA 50010

Attn: Neil Weiss

PHONE		DATE	
		05/15/15	
JOB NAME/ LOCATION			
Ames Digesters Improvements			
Ames, IA			
JOB NO.		JOB PHONE	
622		N/A	
EXISTING CONTRACT NO.			622-000
DATE OF EXISTING CONTRACT			09/16/14

We hereby propose to make the change(s) specified below:


**Credit to the Owner to not install the coatings in PD-2 on the walls from elevation
100.85 to 75.50 or on the base slab.**

DEDUCT \$ (9,992.00)

Total Additional Days Required for the Proposal Request: 0

WE AGREE hereby to make the change(s) specified above at this price \$ (9,992.00)

ACCEPTED-The above price and specifications of this change proposal request are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

ERIKSEN CONSTRUCTION DATE: 5/15/2015	ENGINEER: FOX ENGINEERING DATE: _____	OWNER: CITY OF AMES DATE: _____
PRINT: Casey Ackermann	PRINT: _____	PRINT: _____
SIGNATURE: 	SIGNATURE: _____	SIGNATURE: _____

Eriksen Construction Co., Inc.

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**CHANGE PROPOSAL REQUEST
NUMBER 007**

TO: **City of Ames**

56797 280th St

Ames, IA 50010

Attn: Neil Weiss

PHONE		DATE	
		05/15/15	
JOB NAME/ LOCATION			
Ames Digesters Improvements			
Ames, IA			
JOB NO.		JOB PHONE	
622		N/A	
EXISTING CONTRACT NO.			622-000
DATE OF EXISTING CONTRACT			09/16/14

We hereby propose to make the change(s) specified below:

Credit to the Owner to not install the coatings in SD-1 on the walls from elevation 94.25 to 75.50 or on the base slab.

DEDUCT \$ (11,448.00)

Total Additional Days Required for the Proposal Request: 0

WE AGREE hereby to make the change(s) specified above at this price \$ (11,448.00)

ACCEPTED-The above price and specifications of this change proposal request are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

ERIKSEN CONSTRUCTION DATE: <u>5/15/2015</u> PRINT: <u>Casey Ackermann</u> SIGNATURE:	ENGINEER: FOX ENGINEERING DATE: _____ PRINT: _____ SIGNATURE: _____	OWNER: CITY OF AMES DATE: _____ PRINT: _____ SIGNATURE: _____
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Eriksen Construction Co., Inc.

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**CHANGE PROPOSAL REQUEST
NUMBER 008**

TO: **City of Ames**
56797 280th St
Ames, IA 50010

Attn: Neil Weiss

PHONE		DATE	
		06/01/15	
JOB NAME/ LOCATION			
Ames Digesters Improvements			
Ames, IA			
JOB NO.		JOB PHONE	
622		N/A	
EXISTING CONTRACT NO.			622-000
DATE OF EXISTING CONTRACT			09/16/14

We hereby propose to make the change(s) specified below:

Credit to the Owner to not jack the lid on SD-1 and leave the remaining coatings in place from elevation 83.42 to 94.25.

DEDUCT \$ (78,971.00)

WE AGREE hereby to make the change(s) specified above at this price \$ (78,971.00)

ACCEPTED-The above price and specifications of this change proposal request are satisfactory and are hereby accepted. All work to be preformed under same terms and conditions as specified in original contract unless otherwise stipulated.

ERIKSEN CONSTRUCTION DATE: <u>6/1/2015</u>	ENGINEER: FOX ENGINEERING DATE: _____	OWNER: CITY OF AMES DATE: _____
PRINT: <u>Casey Ackermann</u>	PRINT: _____	PRINT: _____
SIGNATURE: <u>Casey Ackermann</u>	SIGNATURE: _____	SIGNATURE: _____

Eriksen Construction Co., Inc.

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CONTRACT MODIFICATION COST SUMMARY

 Change Of Scope
 X Additional Work

Project: Ames Digester Impr. Date: 06/01/15
 Request Made By: Eriksen Construction Job No.: 622

COR #8 represents a credit to the owner to not jack the lid in the secondary digester above an elevation of 94.25 and leave the existing coatings on the surface of the interior wall from elevation 83.42 to 94.25. The credit includes not sandblasting the surface and not jacking the digester cover. It was Eriksen's intention to install concrete platforms around the exterior of the secondary digester to provide a flat surface to jack the lid off the corbels.

Material & Equipment:

	Factor	Percentage	
Material Work Sheet			(\$35,900.00)
Equipment Work Sheet			\$ -
Expendables (% of materials)	0	0.00%	\$ -
Sales Tax	0	0.00%	\$ -
Freight (% of Materials & Equipment)	0	0.00%	\$ -
Sub-Total Material & Equipment			\$ (35,900.00)

Equipment Rental

	Hours	Rate	
Track Crane per hour	0	175.00	\$ -
Hydraulic Crane per hour	-32	175.00	\$ (5,600.00)
Rubber Tire Loader per hour	0	120.00	\$ -
Track Loader per hour	0	120.00	\$ -
Dozer per hour	0	120.00	\$ -
Excavator per hour	0	165.00	\$ -
Backhoe / Small Trackhoe per hour	0	85.00	\$ -
Scissor Lift (equipment only) per hour	0	40.00	\$ -
Skidsteer per hour	-16	75.00	\$ (1,200.00)
Air Compressor / Hammer per hour	0	40.00	\$ -
Dump Truck per hour	0	80.00	\$ -
Pick-up per day	0	55.00	\$ -
Semi / Lowboy per hour	0	175.00	\$ -
Welder per hour	0	30.00	\$ -
Fuel Surcharge		0.00	\$ -
Small Tools		0.00	\$ -
Concrete Pump per hour	-6	325.00	\$ (1,950.00)
Sub-Total Equipment Rental			\$ (8,750.00)

Labor & Burden

	Hours	Rate	
Project Manager	-12	100.00	\$ (1,200.00)
Superintendent	-160	75.00	\$ (12,000.00)
Crane Operator	-32	60.00	\$ (1,920.00)
Dozer/Forklift Operator	0	60.00	\$ -
Skidloader/Loader Operator	-16	60.00	\$ (960.00)
Carpenter	0	50.00	\$ -
Laborer	-320	40.00	\$ (12,800.00)
			\$ -
Sub-Total Direct Labor			\$ (28,880.00)

Sub-Total Page 1 Of 3 **\$ (73,530.00)**

Eriksen Construction Co., Inc.

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CONTRACT MODIFICATION COST SUMMARY

Sub-Total Brought Forward From Page 1 1 Of 3 **\$ (73,530.00)**

Change Of Scope
 Additional Work

Project: Ames Digester Impr. Date: 06/01/15

Request Made By: Eriksen Construction Job No.: 622

Labor Adjustments:

	Factor	Percentage		
Estimating	0	0.4%	\$	-
OSHA	0	0.6%	\$	-
Material Handling	0	0.43%	\$	-
Testing	0	0.35%	\$	-
Safety Program	0	0.35%	\$	-
Start-up	0	0.3%	\$	-
Punch List	0	0.3%	\$	-
Clean Up	0	0.31%	\$	-
Coordination	0	0.31%	\$	-
Schedule Revisions	0	0.63%	\$	-
Quality Control	0	0.04%	\$	-
Expediting	0	0.83%	\$	-
Sub-Total Labor Adjustments			\$	-

Subcontractors

Mongan Painting - 2,720.50 SF Sandblasting @ \$2.00/SF

\$	(5,441.00)
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-

Sub-Total Subcontractors **\$ (5,441.00)**

Project Expense:

	Factor	Percentage		
Administration Travel & Subsistence			\$	-
Job Office Expense			\$	-
Permit & Inspection Cost			\$	-
Postage Cost			\$	-
Project Administration (% of cost)	0	2.00%	\$	-
Storage Facilities			\$	-
Telephone Expense			\$	-
Temporary Utilities			\$	-
Sub-Total Project Expense			\$	-

Sub-Total page 2 Of 3 **\$ (78,971.00)**

Eriksen Construction Co., Inc.

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CONTRACT MODIFICATION COST SUMMARY

Sub-Total Brought Forward From Page 2 2 Of 3 \$ (78,971.00)

Change Of Scope
 Additional Work

Project: Ames Digester Impr. Date: 06/01/15

Request Made By: Eriksen Construction Job No.: 622

Modification Of Sub-Total Costs

Warranty	0.00%	\$ -
Interest On Delayed Rention	0.00%	\$ -
Extended Overhead (Project Extension)	0.00%	\$ -
Sub-Total Modifications		\$ -

Sub-Total Of Direct Project costs \$ -

Contractor's Fee on GC Work of \$0.00 \$ -

Sub-Total Of Total Costs \$ (78,971.00)

Contractor's Fee on Sub Work of \$0.00 \$ -


Sub-Total \$ (78,971.00)

Bond and Insurance \$ -

Total Amount This Modification \$ (78,971.00)

This proposal may be withdrawn or modified if not accepted in (30) calendar days

Time extension required to base bid calendar days

Submitted by:  6/1/2015
Eriksen Construction Co. Inc Date

Approved by: _____
Date

