

COUNCIL ACTION FORM

SUBJECT: FURMAN AQUATIC CENTER – MATERIALS TESTING CHANGE ORDER

BACKGROUND:

City Council approval is required for change orders to contracts not originally awarded by Council that increase the total amount of the contract beyond \$50,000. Terracon Consultants, Inc. were contracted to perform various materials testing at the Aquatic Center. The original contract amount was for \$21,700. Through the course of construction staff authorized change orders amounting to \$28,205.95, which increased the contract amount to \$49,905.95. A final change order in the amount of \$1,883.50 was required to complete all needed testing at the site. Subject to City Council approval, the final contract total will be \$51,789.45.

The initial contract was an estimate based on the number of tests that would be required for this project. Testing for the parking lot pavement was inadvertently excluded in the original estimate. Additionally, the timing of construction during the winter months required installation of concrete when the temperature was below freezing, which necessitated increased testing. Furthermore, as the project unfolded and testing revealed that substandard concrete had been installed, staff requested an increase in the frequency of testing to assure that all the remaining pours adhered to project specifications.

Attachment A provides an overview of the revised budget. With all project change orders taken into account, the contingency fund balance as of October 27 totals \$4,137. Additional contingency funding will be available after sales tax reimbursements are received for materials purchased for the project.

ALTERNATIVES:

1. Authorize a change order in the amount of \$1,883.50 to Terracon Consultants, Inc. for additional materials testing at the Furman Aquatic Center.
2. Do not authorize the change order to Terracon for additional materials testing at the Furman Aquatic Center.

CITY MANAGER'S RECOMMENDED ACTION:

Materials testing performed by Terracon at the Furman Aquatic Center played a critical role in assuring that a quality facility was constructed. Therefore, it is the recommendation of the City Manager that Council adopt Alternative #1 authorizing the \$1,883.50 change order to Terracon Consultants, Inc.

ATTACHMENT A

FURMAN AQUATIC CENTER BUDGET SUMMARY October 27, 2009

	ORIGINAL	REVISED
FUND TOTAL	\$10,658,000	\$10,658,000
G.O. Bonds	\$ 8,488,000	\$ 8,488,000
Furman Gift	\$ 1,000,000	\$ 1,000,000
Anonymous Gift	\$ 1,000,000	\$ 1,000,000
Sales Tax Refund*	\$ 100,000	\$ 100,000
Interest on Gifts	<u>\$ 70,000</u>	<u>\$ 70,000</u>
TOTAL FUNDS:	\$10,658,000	\$10,658,000

EXPENSES

	Revised October 13, 2009	Revised October 27, 2009
ISU FP&M	\$ 25,000	\$ 25,000
Site Preparation / Earthwork	\$ 437,565	\$ 437,565
Construction (Sande)	\$ 9,009,532	\$ 9,017,914
Owner:		
Prairie	\$ 60,000	\$ 60,000
Minor Equipment	\$ 145,000	\$ 145,000
Materials Testing (Terracon)	\$ 49,905	\$ 51,789
Traffic Lights	\$ 159,831	\$ 159,831
PA/Security/Signage	\$ 5,000	\$ 5,000
Plaque	\$ 8,000	\$ 7,000
RDG (engineering)	\$ 722,256	\$ 722,256
Miscellaneous	\$ 22,508	\$ 22,508
Contingency	<u>\$ 13,403</u>	<u>\$ 4,137</u>
TOTAL EXPENSES:	\$10,658,000	\$10,658,000

*Following project completion, it is anticipated that the sales tax refund will total approximately \$250,000 versus the original, conservative estimate of \$100,000. After these refunds are received, therefore, the contingency fund will increase to approximately \$150,000. This additional funding will be available to address any unforeseen items in the spring of 2010.