

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: Engineering and Construction Management

AGENDA DATE: August 13, 2013

CONTACT PERSON NAME AND PHONE NUMBER: Irene D. Ramirez, P.E., Interim City Engineer, 541-4428

DISTRICT(S) AFFECTED: 3

SUBJECT:

That the City Council approves a change order for additional work valued at Three Hundred Five Thousand One Hundred Ninety Five and No/100 Dollars (\$305,195.00) to Urban Associates, Inc. for additional construction for the Sun Metro Operations and Maintenance Facility, Solicitation No 2012-074. The change order is for additional construction for the modification of the floor layout, including architectural, mechanical, and electrical valued at Two Hundred Fifty Thousand Six Hundred Sixty Eight and No/100 Dollars (\$250,668.00) and for replacement of asphalt pavement with concrete pavement for the emergency exit driveway valued at of Fifty Four Thousand Five Hundred Twenty Seven and No/100 Dollars (\$54,527.00). There shall be no additional time added to the contract as a result of this change order. The current contract amount of \$27,984,481.60 shall not increase as a result of this change order, but shall be off-set by existing value engineering credits to the project.

BACKGROUND / DISCUSSION:

Due to the relocation of Sun Metro staff from the Union Depot, Sun Metro has requested to house staff at the Operations Building instead of leasing office space. This will allow Sun Metro to serve their customers more cost-effectively. The existing floor layout will be revised in order to accommodate a portion of the Administration staff. The construction will include modification to the floor layout, including architectural, mechanical, and electrical. The proposed asphalt pavement at the emergency exit will be replaced with concrete in order to avoid future maintenance expenses from bus traffic damaging the asphalt pavement.

The City has value engineering credits from the removal of the solar panels and changing the concrete section from reinforced to a non-reinforced section in the amount of \$1,507,613.22. A portion of this amount will be utilized for the revised office layout and concrete at the emergency exit. The balance of the credits will be utilized on the new building addition which is currently being designed and for associated engineering fees. Upon completion of design and proposal of the new addition, we will present another change order for the remaining credits.

PRIOR COUNCIL ACTION:

City Council awarded contract number 2012-074 on February 14, 2012.

AMOUNT AND SOURCE OF FUNDING:

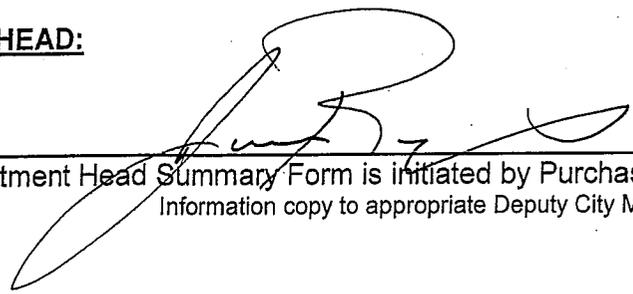
N/A

BOARD / COMMISSION ACTION:

N/A

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be the name of the department head.

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)
Information copy to appropriate Deputy City Manager

RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Council approves a change order for additional work valued at Three Hundred Five Thousand One Hundred Ninety Five and No/100 Dollars (\$305,195.00) to Urban Associates, Inc. for additional construction for the Sun Metro Operations and Maintenance Facility, Solicitation No 2012-074. The change order is for additional construction for the modification of the floor layout, including architectural, mechanical, and electrical valued at Two Hundred Fifty Thousand Six Hundred Sixty Eight and No/100 Dollars (\$250,668.00) and for replacement of asphalt pavement with concrete pavement for the emergency exit driveway valued at Fifty Four Thousand Five Hundred Twenty Seven and No/100 Dollars (\$54,527.00). There shall be no additional time added to the contract as a result of this change order. The current contract amount of \$27,984,481.60 shall not increase as a result of this change order, but shall be off-set by existing value engineering credits to the project.

ADOPTED THIS _____ DAY OF _____ 2013.

CITY OF EL PASO:

Oscar Leëser,
Mayor

ATTEST:

Richarda Duffy Momsen,
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT

Cynthia Osborn
Assistant City Attorney

Irene D. Ramirez, P.E.
Interim City Engineer

CITY OF EL PASO CONSTRUCTION CHANGE ORDER

CONSTRUCTION CHANGE ORDER NO.: 11 DATE: June 6, 2013 SCOPE CHANGE
 PROJECT: Sun Metro Operations & Maintenance Facility SOLICITATION NO. 2012-074 CONSTRUCTION CHANGE

Original Contract Amount: \$ <u>27,435,000.00</u>	Contract Time to Substantial Completion: <u>412</u>
Net Change by previous Change Orders: \$ <u>549,481.60</u>	Total days added due to Change Orders and CQN's: <u>63</u>
Net Change by previous Construction Quantity Notices: \$ <u>-</u>	Total days added for this Change Order: <u>0</u>
Amount of this Construction Change Order: \$ <u>-</u>	New Contract Time to Substantial Completion: <u>475</u>
New Amended Contract Amount: <u>\$27,984,481.60</u>	Current Substantial Completion Due Date: <u>9/22/2013</u>
Change Order Percentage: <u>2.00%</u>	

CONTRACTOR NAME: Urban Associates Inc. 2010 Transportation CO's

Please provide a detailed scope of work of the change order (see back for reason/justification):

Sun Metro has requested to add additional personnel to the Operations Building. The existing floor layout will be revised in order to accommodate a portion of the Administration staff. The construction cost to modify the floor layout, including architectural, mechanical, and electrical will be \$250,668. Sun Metro also requested to replace proposed asphalt pavement with concrete pavement on the emergency exit driveway in order to avoid future maintenance expenses from bus traffic damaging the asphalt pavement. The cost for concrete will be \$54,527. The cost for these additional work will be taken from previous value engineering credits the City of El Paso will receive, thus the reason this change order amount will be \$0. The value engineering breakdown is as follows:

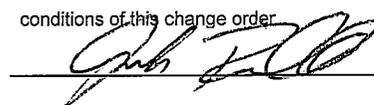
Portion of Credit for PVA system:	-\$ 95,195.00
Credit for Flex Pavement:	-\$ 210,000.00
Cost of scope change:	\$ 305,195.00
Net cost of scope change:	\$ 0.00

CONSECUTIVE CALENDAR DAYS ADDED TO COMPLETION TIME: 0

TOTAL CHANGE ORDER AMOUNT: \$0.00

CONTRACTOR

I, Joseph Riccillo, of Urban Associates, Inc. agree and accept the terms and conditions of this change order.

Signature: 

Date: 6/10/13

CITY OF EL PASO (OWNER)

I, Irene D. Ramirez, P.E. of the City of El Paso hereby authorize and direct the Contractor to proceed with additional work as described in this form.

Signature: 

Irene D. Ramirez, P.E., Interim City Engineer

Date: 7/11/13

CITY OF EL PASO CONSTRUCTION CHANGE ORDER- Pg. 2

CONSTRUCTION CHANGE ORDER NO.: 11 DATE: June 6, 2013 SCOPE CHANGE
 PROJECT: Sun Metro Operations & Maintenance Facility SOLICITATION NO. 2012-074 CONSTRUCTION CHANGE

Project Number <u>PCP09MT0080</u>	Project Number <u>PCP09MT0080</u>	PURCHASE ORDER # <u>1300000278</u>
Class <u>28300</u>	Class <u>28330</u>	
Department <u>190</u>	Department <u>190</u>	
Fund <u>4710</u>	Fund <u>4530</u>	
Account <u>5080270</u>	Account <u>580270</u>	

CONTRACTOR NAME: Urban Associates Inc. 2010 Transportation CO's

PROVIDE REASON/JUSTIFICATION FOR CHANGE ORDER:

Sun Metro has requested to add additional personnel to the Operations Building. The existing floor layout will be revised in order to accommodate a portion of the Administration staff. The construction cost to modify the floor layout, including architectural, mechanical, and electrical will be \$250,668. Sun Metro also requested to replace proposed asphalt pavement with concrete pavement on the emergency exit driveway in order to avoid future maintenance expenses from bus traffic damaging the asphalt pavement. The cost for concrete will be \$54,527. The cost for these additional work will be taken from previous value engineering credits the City of El Paso will receive, thus the reason this change order amount will be \$0. The value engineering breakdown is as follows:

Portion of Credit for PVA system:	- \$ 95,195.00
Credit for Flex Pavement:	- \$ 210,000.00
Cost of scope change:	<u>\$ 305,195.00</u>
Net cost of scope change:	\$ 0.00

CONSECUTIVE CALENDAR DAYS ADDED TO COMPLETION TIME: 0 TOTAL CHANGE ORDER AMOUNT: \$0.00

Project Manager recommends approval: *Subt [Signature]* 6/10/13

Engineering Division Manager recommends approval: *Margaret Knoeder* 6/12/13

Financing Department approval: _____
(If Required)

CITY OF EL PASO SCOPE CHANGE FORM

DATE: June 4, 2013

USER DEPARTMENT: Sun Metro

TO: Sun Metro

FROM: ECM

USER DEPARTMENT HEAD SIGNATURE:

THRU: Gilbert Guerrero

CONSTRUCTION PHASE:

DESIGN PHASE:

PROJECT: _____

Please provide a detailed description of the change in scope of work you are requesting:

Modify the existing floor plan within the administrative building in order to house additional Sun Metro staff.

Please provide a detailed explanation why the change in scope is necessary and beneficial:

The cost to modify the existing building floor layout is more cost effective now and in the future in comparison to leasing office space outside Sun Metro buildings. The cost of this modification will be offset by the credit the project will receive in not installing the solar panels.

FOR ENGINEERING DEPARTMENT USE ONLY:

The Engineering Division Manager and Project Manager shall provide the following information to the Assistant City Engineer in order for a recommendation to be submitted to the Deputy City Manager.

BUDGET AND SCHEDULE SUMMARY

Original Total Project Budget:	<u>\$34,000,000.00</u>	Is a budget increase necessary?	<u>No</u>	If so how much?	
Total projected additional cost due to scope change <i>(includes all construction and engineering costs)</i>	<u>\$0.00</u>	Is a budget transfer necessary?	<u>No</u>	Does it require Council approval?	<u>No</u>
Original Project Schedule Completion Date:	<u>September 22, 2013</u>				
Revised Project Schedule Completion Date: <i>(due to scope change)</i>	<u>No change</u>	Is a design amendment	<u>Yes</u>	Does it require Council approval?	<u>No</u>
		Is a change order necessary?	<u>No</u>	Does it require Council approval?	<u>No</u>

SUMMARY

Does the Assistant City Engineer recommend to Deputy City Manager approval of scope change? Yes No

Please explain recommendation:

Does the Deputy City Manager approve scope change? Yes No

Deputy City Manager signature:

Date: 6/4/2013



Sun Metro Operations Maintenance Facility Project

Change Order



Change Order

- Includes
 - Construction cost for modifications of the floor layout, including architectural, mechanical, and electrical
 - Replace proposed asphalt pavement with concrete pavement at the emergency exit driveway
- Allows for
 - Sun Metro Administration section to utilize the facility without need to lease space elsewhere
 - More durable pavement material with less maintenance
- No additional time added to contract
- No additional cost as a result of this change order
 - Additional work of \$305,195 shall be off-set by value engineering credits to the project



- Current Contract Amount: \$27,984,481.60
- Amount of this Construction Change Order: \$ 0.00
- Current Substantial Completion Due Date: September 22, 2013
- *No additional time added as a result of this change order*



Questions/Comments