

CITY OF HIGH POINT

AGENDA ITEM



Title: Change Order 1, Contract 2016-007 North Main Street Underground Utilities

From: Keith Pugh, Engineering Services

Meeting Date: October 3, 2016

Public Hearing: N/A

Advertising Date: May 20, 2016

Attachments: None

Advertised By: Purchasing Division

PURPOSE:

City Council directed staff to work with Yates Construction Company to consider a complete closure of N. Main Street during construction of the underground utilities contract. Approval of Change Order 1 would reduce the construction contract by an additional \$246,250.00 and reduce the contract time by four months.

BACKGROUND:

On August 15, 2016 City Council awarded the North Main Street Underground Utilities contract (Westwood to Parkway) to Yates Construction Company, Inc. (Yates) at the negotiate price of \$5,577,460.75. The existing contract language requires that one southbound lane remain open throughout construction, all northbound traffic to be detoured off Main Street, all lanes on North Main Street be open to traffic two weeks prior to Market through one week following Market, and allows for closure of side streets at any time (including during Market). The existing contract language also allows 400 days from the Notice to Proceed (executed contracts) to complete the contract work (approximately November 1, 2017). Most businesses along this section of North Main Street have alternate access to their properties off side streets or parallel streets to Main. The exceptions to this rule are the Pizza Hut property and the shopping center at the SW corner of Sunset and Main (Sumela Restaurant). Access to the shopping center will be provided from Sunset by connecting a driveway through existing city-owned property. We will explore additional options to access the Pizza Hut property if council approves the change order.

At the time of award, the Council Finance Committee stated their desire to explore options with Yates to expedite construction and potentially save addition funds by allowing the contractor to close North Main Street completely during construction. Change Order 1 represents the negotiated contract scope and traffic control for the N. Main work.

Yates plans to begin construction immediately following Fall Market 2016. Yates believes that by closing the road completely, they can finish the underground utility construction prior to Spring Market 2017. Additional work to reestablish the roadway (final asphalt, final pavement markings, decorative crosswalks, etc.) may have to occur following Spring 2017 Market. Furthermore, by closing the road to through traffic, Yates feels that \$246,250 can be saved by eliminating additional mobilization costs and traffic control items from the contract. In short, approving Change Order 1 will reduce the construction contract by \$246,250.00. The change order will also reduce the contract time by 120 days. Weather allowing, Yates will work 6 days a week throughout the construction and plans to have 98% of their work complete prior to Spring 2017 Market. The revised contract amount would be \$5,331,210.75.

Our Transportation Department has strong concerns about detour routing for southbound traffic. Approximately 9,000-10,000 southbound vehicles per day (including heavy trucks) will have to use alternate routes. Should Change Order 1 be approved, detour routes will be established for ALL north and southbound traffic during construction. The City will have to make an extra effort to communicate closures with the public since our citizens are expecting one southbound lane to remain open. ALL businesses will remain open during construction.

(continued on next page)

Change Order 1 - N. Main Street Underground Utilities

BUDGET IMPACT:

The construction contract would be reduced by \$246,250.00

RECOMMENDATION / ACTION REQUESTED:

The Engineering Services Department requests Council direction in how to move forward with the contract. Approving Change Order 1 with Yates Construction Company will result in a reduction of \$246,250.00 bringing the contract amount to \$5,331,210.75.