

CITY OF HIGH POINT

AGENDA ITEM



Title: Construction Manager at Risk (CMAR) Professional Services
Garney Companies, Inc. DBA Garney Construction
Catalyst Project – Elm St.
Change Order 2

From: Terry Houk – Public Services Director
Derrick Boone – Public Services Asst. Director
Robby Stone – Public Services Asst. Director
Meeting Date: May 6, 2019

Public Hearing: N/A

Advertising Date: N/A

Advertised By: N/A

Attachments: Attachment A – Change Order Documents

PURPOSE:

To approve Change Order No. 2 to the Garney Companies, Inc. to cover owner contingency items for the Elm Street construction and additional Construction Manager at Risk (CMAR) management and administration fees to complete the sanitary sewer line on Lindsay Street. Also, to approve additional Guaranteed Maximum Price (GMP) to complete the construction of the water line, sanitary sewer line and storm sewer on Lindsay Place and West English Road adjacent to the Catalyst project.

BACKGROUND:

On February 5, 2018, City Council award a contract to Garney Company, Inc. as the CMAR to provide support to the Public Service Department in upgrading and/or replacing infrastructure that would be impacted by the Catalyst Project.

The Public Services Department is now requesting approval of Change Order 2 to perform the water, sewer and stormwater improvements on West English Road, Lindsay Street, Lindsay Place and owner contingency items for the Elm Street construction.

BUDGET IMPACT:

Funds for this change order are available in the FY 2018-19 budget.

RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that Council approve Change Order 2 to Garney Companies, Inc. in the amount of \$3,867,682.18.



Hazen and Sawyer
4011 WestChase Boulevard, Suite 500 • Raleigh, NC 27607

May 1, 2019

Mr. Terry Houk
Public Services Director
City of High Point
211 S. Hamilton Street
High Point, NC 27261

Re: Change Order No. 2
City of High Point Mixed Use Development - CMAR
City of High Point, North Carolina
CHP Contract 29-012418
Hazen No.: 32140-010

Dear Mr. Houk,

Please find a digital copy of Change Order No. 2 for the City of High Point Downtown Mixed Use Project - Utility Improvements enclosed. This change order is to cover Owner Contingency items for the construction on Elm St, the additional CMAR management and administration fees to complete the sanitary sewer line on Lindsay St from station 0+00 to 6+50, and the additional Guaranteed Maximum Price to complete the construction of the water line, sanitary sewer line, and storm drain on Lindsay Place and West English Rd. The CMAR experienced various conflicts and issues while constructing the water, sewer and storm improvements on Elm Street, which are detailed in the attachments. This change order captures the additional costs and days required to address the conflicts, along with the additional costs and days required to install the water line, sanitary sewer line, and storm drain on Lindsay St, Lindsay Place and English Rd.

The total amount for Change Order #2 is \$3,867,682.18 and 343 calendar days. A breakdown of the changes is presented in the table on the next page.



Contract Task No.	Amount	Calendar Days
Original Contract Value	\$89,131.00	-
Change Order # 1 (Approved August 28, 2018)	\$3,265,862.13	170
Change Order # 2		
Elm St Conflicts Part 1a	\$62,553.48	17
Elm St Conflicts Part 1b	\$29,666.21	8
Elm St Conflicts Part 2	\$16,209.09	8
Lindsay St Sewer Installation	\$136,313.40	86
Lindsay Place and English Rd GMP	\$3,622,940.00	224
Subtotal for Change Order #2	\$3,867,682.18	343
Revised Total Contract Amount	\$7,222,675.31	513

The backup to the Engineer's Determination on the Contractor's proposed change orders is attached. Please contact me at (336) 478-3378 if you shall have any questions or require additional information.

Regards,

Aaron Babson, PE
Senior Associate

Enclosures

Cc: Terry Houk, City of High Point, North Carolina
Christy Nelson, P.E., Hazen and Sawyer

Date of Issuance: May 1, 2019
 Owner: City of High Point, NC
 Contractor: Garney Companies, Inc., DBA Garney Construction
 Engineer: Hazen and Sawyer
 Project: Downtown Mixed Use Project – Utilities Improvements

Effective Date:
 Owner's Contract No.: 29-012418
 Contractor's Project No.: 2264
 Engineer's Project No.: 32140-010
 Contract Name: Lindsay/English GMP

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

Description: Contractor will provide the services outlined in the attached documents to construct the water, sewer, and storm improvements inside the designated project area per the contract documents for Lindsay Place and English Rd. This change order also captures the additional costs and days required to address additional cost items for Elm St Construction and CMAR management and admin fees to install approximately 650 ft of sanitary sewer on Lindsay St.

Attachments:
 Appendix A: Change Order Support Documentation and Terms;
 Appendix B: Garney Construction Guaranteed Maximum Price;
 Appendix C: Contract Documents;
 Appendix D: Payment and Performance Bonds

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ <u>89,131.00</u>	Original Contract Times: Substantial Completion: <u>NA</u> Ready for Final Payment: <u>NA</u> days or dates
Increase from previously approved Change Orders No. <u>1</u> : \$ <u>3,265,862.13</u>	Increase from previously approved Change Order No. <u>1</u> : Substantial Completion: <u>February 1, 2019</u> Ready for Final Payment: <u>February 14, 2019</u>
Contract Price prior to this Change Order: \$ <u>3,354,993.13</u>	Contract Times prior to this Change Order: Substantial Completion: <u>February 1, 2019</u> Ready for Final Payment: <u>February 14, 2019</u>
Increase of this Change Order: \$ <u>3,867,682.18</u>	Increase of this Change Order: Substantial Completion: <u>343 days</u> Ready for Final Payment: <u>343 days</u> days or dates
Contract Price incorporating this Change Order: \$ <u>7,222,675.31</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>January 23, 2020</u> Ready for Final Payment: <u>January 23, 2020</u>

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>	By: <u>[Signature]</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: <u>Senior Associate</u>	Title: <u>[Signature]</u>	Title: <u>[Signature]</u>			
Date: <u>05/01/19</u>	Date: <u>[Signature]</u>	Date: <u>05/01/19</u>			

Approved by Funding Agency (if applicable)

By: _____ Date: _____
 Title: _____