

# CITY OF HIGH POINT

## AGENDA ITEM



**Title:** Construction Manager at Risk (CMAR) Professional Services  
Garney Companies, Inc. DBA Garney Construction  
Catalyst Project – Virginia Place Change Order #6

**From:** Terry Houk – Public Services Director  
Derrick Boone – Public Services Asst. Director  
Robby Stone – Public Services Asst. Director

**Meeting Date:** May 18, 2020

**Public Hearing:** N/A

**Advertising Date:** N/A

**Advertised By:** N/A

**Attachments:** Attachment A – Change Order Documents  
Attachment B – Details of Change Order No. 6

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### PURPOSE:

To approve Change Order No. 6 to the Garney Company, Inc. contract for the replacement of water and sewer utility lines within Virginia Place and additional work and delays that were part of the Appling Way and W. English Road projects.

### BACKGROUND:

On February 5, 2018, City Council awarded a contract to Garney Company, Inc. as the Construction Manager at Risk (CMAR) to provide support to the Public Services 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 6 to replace the existing water and sewer lines in Virginia Place. While replacing the utility lines within W. English Road, it was discovered that the sewer line located within Virginia Place was collapsed and no longer functional. The Virginia Place sewer line was constructed in 1904 and the water line was constructed in 1923. The guaranteed maximum price is \$358,047.46 to replace the water and sewer lines in Virginia Place. Change Order 6 also includes additional work and delays on the West English Road and Appling Way projects in the amount of \$140,143.10. Total amount of \$498,190.56 and an increase of time of 63 days. Substantial completion by September 20, 2020. Currently in the project the City has \$1,388,608.86 in savings on this project.

### BUDGET IMPACT:

Funds for this change order are available in the budget for Fiscal Year 19-20.

### RECOMMENDATION / ACTION REQUESTED:

Public Services is recommending that Council approve Change Order 6 to Garney Companies, Inc. in the amount of \$498,190.56 and the appropriate official sign the change order.



## Attachment B

### Additional Work and Delays on English Rd and Appling Way:

Garney Labor and G&A on Appling Way for Schedule Extension	\$79,276.41
Paving of Driveway at 130 Lindsay Place	\$21,149.02
Additional Fencing for Appling Way	\$3,916.80
Retaining Wall on Appling Way	\$12,500.00
Elm/English 6" Water Thrust Collar – Labor	\$2,202.00
Abandon 6" Water at Virginia Place – Labor	\$734.00
Exploratory Digging at English FH for Service off 12" – Labor	\$1,101.00
Abandon 6" Water at Elm/English – Labor	\$734.00
Install 12"x6" Plug to Abandon 6" Water (English/Pine) – Labor	\$1,101.00
#57 Stone Backfill for Storm Drain on Appling Way	\$4,877.47
Storm Drain Labor Delay on Appling Way	\$11,266.90
Install Conduit for Future PNG Services	\$1,284.50
<b>Additional Work and Delays Subtotal</b>	<b>\$140,143.10</b>

### Virginia Place GMP

CMAR Labor /Management Fees:	\$38,219.50
General Conditions (G&A):	\$8,610.46
Subcontractor Cost:	\$282,925.00
Subcontractor Markup:	\$28,292.50
CMAR Contingency:	\$0.00
<b>Virginia Place Guaranteed Maximum Price</b>	<b>\$358,047.46</b>

**Change Order No. 6 Total** **\$498,190.56**

Date of Issuance: May 6, 2020	Effective Date:
Owner: City of High Point, NC	Owner's Contract No.: 29-012418
Contractor: Garney Companies, Inc., DBA Garney Construction	Contractor's Project No.: 2264
Engineer: Hazen and Sawyer	Engineer's Project No.: 32140-010
Project: Downtown Mixed Use Project – Utilities Improvements	Contract Name: Virginia 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 Order No. <u>1-5</u> : \$ <u>10,441,677.42</u>	Increase from previously approved Change Order No. <u>1-5</u> : Substantial Completion: <u>704 days</u> Ready for Final Payment: <u>704 days</u> days or dates
Contract Price prior to this Change Order: \$ <u>10,530,808.42</u>	Contract Times prior to this Change Order: Substantial Completion: <u>July 19, 2020</u> Ready for Final Payment: <u>August 1, 2020</u>
Increase of this Change Order: \$ <u>498,190.56</u>	Increase of this Change Order: Substantial Completion: <u>63 days</u> Ready for Final Payment: <u>63 days</u> days or dates
Contract Price incorporating this Change Order: \$ <u>11,028,998.98</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>September 20, 2020</u> Ready for Final Payment: <u>October 3, 2020</u>

RECOMMENDED:		ACCEPTED:		ACCEPTED:	
By: _____	By: _____	By: _____	By: _____	By: _____	By: _____
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)			
Title: _____	Title: _____	Title: _____	Title: _____	Title: _____	Title: _____
Date: _____	Date: _____	Date: _____	Date: _____	Date: _____	Date: _____

Approved by Funding Agency (if applicable)

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_





Hazen and Sawyer  
620 Green Valley Rd., Suite 101  
Greensboro, NC 27408 • 336.292.7490

May 6, 2020

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

Re: Change Order No. 6  
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. 6 for the City of High Point Downtown Mixed Use Project - Utility Improvements enclosed. This change order is to cover the additional work and delays encountered on English Rd and Appling Way to date, along with the additional Guaranteed Maximum Price to complete the replacement of the waterline and sanitary sewer line on Virginia Place.

The total amount for Change Order #6 is \$498,190.56. 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 (Approved May 14, 2019)	\$3,867,682.18	343
Change Order #3 (Approved August 5, 2019)	\$723,972.91	0
Change Order #4 (Approved September 11, 2019)	\$2,584,160.20	0
Change Order #5 (Approved August 30, 2019)	\$0.00	191
Change Order #6		
Additional Work/Delay on English Rd & Appling Way to Date	\$140,143.10	63
Virginia Place GMP	\$358,047.46	0
Subtotal for Change Order #6	\$498,190.45	63
Revised Total Contract Amount	\$11,028,998.98	767

The backup to the Engineer's Determinations and Contractor's GMP is attached. Please contact me at (336) 478-3372 if you shall have any questions or require additional information.

Regards,

*Christy Tommerdahl*

Christy Tommerdahl, PE  
Senior Principal Engineer

Enclosures

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