



Board of County Commissioners - Staff Report

Meeting Date: November 1, 2016

Presenter: Stacy Stoker

Submitting Dept: Housing

Subject: Grove Final Change Orders

Statement / Purpose:

Consideration of a change order for additions to the scope of work for the stage 1 infrastructure at Phase 3 of The Grove.

Background / Description (Pros & Cons):

On September 20, 2016, the Board of County Commissioners approved entering into a contract with Eiden Construction to construct the preliminary grading and the underground utilities at Phase 3 of The Grove. Eiden was the low bidder by \$84,000. Efficiencies were gained because Eiden had also done the infrastructure work for Phase 1 and Phase 2 of The Grove, so they were familiar with the project and were already mobilized at the site.

The Board also approved hiring Jorgensen Associates as the Project Manager.

As the work progressed, it became apparent that some additions should be added to the scope of work. To take advantage of the value that Eiden Construction was giving, Aaron Japel, from Jorgensen Engineering recommended adding the following, which would have needed to be done at some point to complete the infrastructure (please see attached letter from Jorgensen for a detailed explanation):

- Item 1 – Additional Export
- Item 2 – Fire Hydrant Riser
- Item 3 – Lot Shaping

Total change to contract amount: \$5,203.50

Original contract amount: \$92,278.00

New contract amount: \$97,481.50

Fiscal Impact:

The Grove Phase 3 infrastructure is being completed over time to allow Habitat for Humanity to build the units. These additions to the stage 1 infrastructure work would have been completed at a later date if not added to the current contract. Waiting to do the work would have likely been a higher cost than completing it while Eiden is on site. This change order is a cost savings to the project. This will conclude the stage 1 infrastructure work for Phase 3

Staff Impact:

The change order has very little staff impact.

Legal Review:

Reviewed by Keith Gingery

Staff Input / Recommendation:

Staff recommends approval of change order 1.

Attachments:

- Jorgensen Associates letter
- Change order document

Suggested Motion:

I move to approve change order 1 to the Phase 3 stage 1 infrastructure project.



JORGENSEN

It's About People, Trust and Know How

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December 9, 2016

Stacy Stoker
Jackson / Teton County Affordable Housing Department
260 West Broadway, Suite B
Jackson, WY 83001
via email: sstoker@tetonwyo.com

RE: Change Order No. 1
Grove Phase 3 Infrastructure Improvements
JA Project No. 06070.09

Stacy,

Attached is Change Order No. 1 for Phase 3 of the Grove Infrastructure Improvements Project. Change Order No. 1 covers the additional items authorized by TCHD that were added to the scope of the project during construction. The following is a description of the items:

Item 1 - Additional Export: Additional grading and shaping in order to improve the site stormwater management system and utilize the contractor's opportunity to export material to an available site for a good value. This was justified as the material will need to be removed eventually as a part of the final project.

Item 2 – Fire Hydrant Riser: In order to conserve exported material and balance the elevation relationship between the north units and the neighboring properties, the finished grade in the north portion of the site was raised. As a result, an extension riser was added to the fire hydrant to match the proposed grade.

Item 3 – Lot Shaping: Additional grading and shaping of the existing lot east of the access road in order to manage stormwater runoff and reduce ponding in the area of the future units.

Please contact me with any questions or concerns.

Regards,
JORGENSEN ASSOCIATES, P.C.

Aaron Japel, P.E.
Project Engineer

ATTACHMENTS:
Grove P3 - C-941 - Change Order 1_20161208.pdf
Grove P3 - Eiden CO#1_20161206.pdf

Change Order

No. 1

Date of Issuance: December 8, 2016 Effective Date: December 8, 2016

Project: Grove Phase 3 – Infrastructure Improvements	Owner: Jackson / TC Affordable Housing Dept.	Owner's Contract No.:
Contract:		Date of Contract: 10/03/2016
Contractor: Eiden Construction		Engineer's Project No.: 06070.09

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

Additional items added to scope / contract as itemized in attached Change Order 1 prepared by Eiden Construction, 12/06/2016.
 Items generally described as excavation and material export for additional grading and shaping of site drainage, materials and labor for fire hydrant extension to match proposed grade, slope and drainage adjustments for future building sites.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$ 92,278.00

Original Contract Times: Working days Calendar days

— Substantial completion (days or date): _____

— Ready for final payment (days or date): _____

[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:

\$ 0.00

[Increase] [Decrease] from previously approved Change Orders No. _____ to No. _____:

— Substantial completion (days): 0

— Ready for final payment (days): 0

Contract Price prior to this Change Order:

\$ 92,278.00

Contract Times prior to this Change Order:

— Substantial completion (days or date): _____

— Ready for final payment (days or date): _____

Increase of this Change Order:

\$ 5,203.50

Increase of this Change Order:

— Substantial completion (date): _____

— Ready for final payment (date): _____

Contract Price incorporating this Change Order:

\$ 97,481.50

Contract Times with all approved Change Orders:

— Substantial completion (date): _____

— Ready for final payment (date): _____

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: [Signature]
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: [Signature]
Contractor (Authorized Signature)

Date: 12/9/16

Date: _____

Date: 12/9/2016



Change Order

DATE: December 6, 2016
Change Order # 1
FOR: Grove Phase 3
 Jackson, WY

Highway 189 Pinemar Subdivision
 Marbleton, WY 83113

Teton County Housing Authority
 Attn: Jorgensen Associates, P.C.
 Contact: Aaron Japel

DESCRIPTION	AMOUNT
<u>Additional Export</u>	
Additional export for shaping and excavation of drain system 87 yds @ \$19.50 per yrd	\$ 1,696.50
Total	\$ 1,696.50
<u>Fire Hydrant Riser</u>	
Labor (3 labors 3 hrs)	\$ 210.00
Materials	\$ 657.00
Total	\$ 867.00
<u>Lot Shaping</u>	
Grading of existing lot for proper slope and drainage	
1 machine (16 hrs @ \$90 / hr)	\$ 1,440.00
1 machine (16 hrs @75 / hr)	\$ 1,200.00
Total	\$ 2,640.00
Change Order Total	\$ 5,203.50

THANK YOU FOR YOUR BUSINESS!