Ivins City Staff Report
City Council Meeting 5/4/2017

Agenda Item: Approval of expenditure for Cliff Rose 2 MG Tank – Storm Drain and Various Items Change Order

Submitted by: Thomas J. Jorgensen, P.E., Assistant Public Works Director

Recommended City Council Action:
Approve expenditure for Cliff Rose 2MG Culinary Water Tank – Storm Drain and Various Items Change Order.

BACKGROUND:
The original contract for this project included removing the existing 1-million-gallon steel tank, constructing a new 2-million-gallon concrete tank, a new access road into the bottom of the tank site, a rock fall protection berm, and site grading. The replacement of this tank was a recommended improvement from the 2013 Culinary Water Master Plan to increase storage capacity.

There have been several proposed additions to the project that staff has requested the engineer to provide a design and obtain a quote from the contractor to install. Some of these items have been installed already and others staff is recommending that they be included and installed with the project.

One of the items already installed was additional pipe that needed to be replaced as part of the control vault installation. The need for its replacement wasn't unforeseen until the line was exposed. The control vault installation was part of the previous change order that the council approved. (approx. $6,500)

Another item that has already been completed is the application of additional stain. As part of the original contract it was specified that only the top of the tank would receive an application of stain. Staff instructed the contractor to apply stain to all exposed surfaces of the tank. (approx. $1,000)

Staff has also requested several smaller miscellaneous items be installed: vent pipe for the control vault; a new screen for the outlet pipe on the old tank; an additional air-vac valve in the control vault; a 1" service connection and some piping for irrigation; addition of a gabion basket structure to prevent erosion on one of the existing drainages above the tank; and some modifications to some piping near an existing fire hydrant. (approx. $5,600)

The following are items that staff is recommending but have not yet been installed.

Staff is recommending that, due to the steep grade of the access road up to the tank, storm drain pipe and inlets be installed along the edge of the roadway to capture storm water before it causes erosion problems along the access road. (approx. $23,900)

Staff is also recommending some smaller drain lines and inlets around the section of the new tank that is buried. The intent of these drains is to prevent erosion on the earthen slopes around the tank. (approx. $8,000)

Staff is also recommending installation of some slope protection for a berm that's being installed between the new tank and the new access road. Since the distance between the two wasn't enough for a gradual slope, slope protection needed to be installed on the slope. (approx. $3,000)

The total construction costs to be incurred are approximately $48,000.

All these construction items incurred additional engineering and inspection costs. Additional engineering and inspection costs are anticipated to be through the month of May as well, these costs are reflected in the approximate amount shown. Finally, additional engineering costs were incurred due to coordination with Kayenta in the property purchase. (approx. $48,500)

All the construction and engineering costs total approximately $96,500. Our current project budget is approximately $1,925,000 (master planned budget is $2.2 million) and these additional costs put us over the budget by approximately $35,500, therefore, staff is requesting that council approve an additional $35,500 for this change order plus an additional $11,000 for contingency to close out the contractor's contract for a total of $46,500.

Finally, there a couple additional items that staff is recommending to finish off the project and would like to notify the council of their existence. One of those items is a fence around the existing tank site to help with preventing trespass. (rough estimate - $17,000) The second item is planting of several trees, approximately 50 new trees, around the tank site. These trees would require some additional irrigation lines to be installed. These trees were part of the agreement that was made between Terry Marten and Ivins City for the purchase of the tank site land. (rough estimate - $30,000) The costs shown are not from detailed estimates, but we wanted to make the council aware of these costs that staff will be recommending in a future council meeting. Again, the fence and the trees are not part of this council approval, but open for discussion from the council in necessary.

FINDINGS AND ANALYSIS:
The following quote was received:

	Total
Dale Cox Contracting, Inc.	$47,875

SUPPORT MATERIALS:

- Cost Summary Sheet

FINANCIAL IMPACT:
GL 51-42-877: $46,500 - all expenses are impact fee eligible

Respectfully Submitted:

Thomas J. Jorgensen, P.E., Assistant Public Works Director

Content Review:

Dale Coulam, City Manager

Cost Summary Sheet - 5/2/2017

Original Budget (after bid):		
Cliff Rose 2MG Tank (Dale Cox)	$	1,203,078
Preliminary Design (SEI - CPM)	$	25,400
Final Design (SEI - CPM)	$	50,180
Design - Pipe Additions (SEI - LS)	$	24,800
Construction Administration (SEI - HR)	$	100,200
Geotechnical Investigation (AGEC-Est)	$	4,690
Legal Description Preparation (SEI - EST)	$	1,250
Revised Site Survey (SEI - EST)	$	1,000
	$	**1,410,598**
Engineering Design	$	(62,461)
Change Order #1		
Cliff Rose 2MG Tank (Dale Cox)	$	42,236
Change Order #2		
Cliff Rose 2MG Tank (Dale Cox)	$	473,450
Change Order #3 (Estimate)		
Cliff Rose 2MG Tank (Dale Cox)	$	48,000
Engineering CA Additional Costs		
Through March	$	11,000
April	$	20,000
May	$	10,000
Miscellaneous Engineering Costs	$	7,500
Contingency	$	11,000
Total Estimated	**$**	**1,971,323**
Current Budget	**$**	**1,925,000**