


CITY OF COOS BAY
JOINT CITY COUNCIL / URA WORK SESSION
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
January 31, 2017	

TO: Mayor Benetti and City Councilors

FROM: Randy Dixon, Operations Administrator

THROUGH: Rodger Craddock, City Manager
Jim Hossley, Public Works Director 

ISSUE: After-the-Fact Change Order Mingus Pool House Project

BACKGROUND:

Tom E. Gayewski Construction, Inc. was the only successful bidder for the rehab of Mingus Community Pool interior. The scope of work involved re-tile, replace restrooms fixtures, replace plumbing, and replace restroom partitions. The original bid amount was \$93,600. After discussing savings through value engineering (reuse shower valves, and remove performance bond) Mr. Gayewski reduced his bid to \$87,400. The project experienced two change orders. Change Order #1 was a deduct for removing FRP at walls and using drywall and paint (FRP was specified in bid documents however unavailable when contractor tried to order during construction). Deduct for removing FRP at walls in the amount of \$ 1,100.00. Change Order #2 added drywall, paint, electrical, stainless steel guards for corners, dump fee, and labor in the amount of \$7,163.04.

FRP: Fiber Glass Reinforced Plastic (FRP) wall and ceiling panels. The product was specified in the bid, however after the project got underway the contractor went to order FRP panels, but found out the manufacture had a 15-week delivery time which the contractor was not aware of when he submitted his bid. If FRP was ordered the contractor would have needed to extend his work schedule to accommodate arrival of the FRP, which was not possible because Mingus Pool schedule. Thus change order was needed to change the scope of work to use green board (drywall), prime, and use water resistant epoxy paint. These materials were purchased locally, which did not create any delays in the project schedule. If staff waited to present these change orders to council, it would have delayed the project by two weeks, which would have violated the contract with the contractor, and cause the reopening of the pool to be delayed.

ADVANTAGES:

Moving forward with the project prior to change order approval insured pool opening was not delayed.

DISADVANTAGES:

The change order increased the project cost and work was done prior to Council approval to exceed approved project cost.

BUDGET IMPLICATIONS:

Original Contract Amount:	\$ 87,400.00
Total Amount Change Order No.: 1	\$ -1,100.00
Total Amount Change Order No.: 2	\$ 7,163.04
Total Contract Amount Net Amendment s No's. : 1&2	\$ 93,463.04

The project is being funded by an Oregon State Parks grant. The grant covers 60% of the project cost, the remainder comes from City in-kind and cash match. The grant will also be used to do to fund repairs to the pool itself and the pools circulation system. This additional project will be bid this winter and work will commence this summer.

ACTION REQUESTED:

At the February 7th Council meeting staff will request Council consider approval of the after the fact change order change order number #2: Additional (Labor and Material) \$7,163.04 making the Tom E. Gayewski Construction, Inc. contract amount not to exceed \$93,463.04.