

AGENDA ITEM REPORT

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To: Town Council

Subject: Discuss, consider, and act upon proposed Change Order No. 3 in the amount of a \$7,595.00 deduct for the Harris Addition – Phase 2 (West) Sanitary Sewer Rehabilitation and Tripp/Jobson Road Drainage Improvements Project.

Meeting: Town Council - August 26, 2024

Department: Engineering

Staff Contact: Matt Holzapfel

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

This project includes reconstruction of approximately 8,600 linear feet of 8-inch sanitary sewer main and associated appurtenances located within the western portion of the Harris Addition, as well as removal and reconstruction of concrete alleys in the subdivision. This project will replace deteriorated sanitary sewer mains in the western portion of the subdivision that have been a source of inflow and infiltration to the sewer system. The existing and proposed sanitary sewer mains are in the center of the alley under the alley pavement. The project will also replace the deteriorated alley pavement and construct limited drainage improvements along Tripp and Jobson Roads. On December 12, 2023, the Town Council approved a contract with FNH Construction, LLC, in the amount of \$5,722,715.00

An initial notice to proceed was issued to the contractor with a contract start date of April 15, 2024. The initial project contract time was 180-calendar days with an anticipate project completion end of October 2024.

On April 22, 2024, the Town Council approved Change Order No. 1 to improve backfill for \$91,790.00 which increased the contract with FNH Construction, LLC to \$5,814,505.00

On August 12, 2024, the Town Council approved Change Order No. 2 to add additional drainage improvements to the Mansfield alley to improve a long-standing drainage problem that has been affecting two residences. Change Order No. 2 increased the total contract amount by \$48,100.00 to \$5,862,605.00 and added an additional 10-calendar days to the contract schedule.

The subject Change Order No. 3 changes the installation method of approximately 1,223 linear feet of sanitary sewer main (see attached map) from conventional open-cut (trenching) methods with PVC pipe to pipe-bursting with HDPE pipe. Some limited open cutting/trenching will still be needed to install new manholes and to make connections for each individual house service to the new HDPE sewer main. Attached to this Council briefing are selected slides from a pipe-bursting presentation that details this method of construction and some of the limitations and benefits of this method of pipe rehabilitation and replacement.

This change order utilizes a bid project contingency (Item No. 64) of \$100,000.00 to offset the additional costs associated with the change order to achieve a total change order amount of a deduction of \$7,595.00 from the project resulting in a new project contract amount of \$5,855,010.00. An additional 30-calendar days (primarily for mobilization of a subcontractor) will be added to the contract time resulting in a new total contract time of 230-calendar days.

Specific details of the change order are listed in the Change Order No. 3 that is attached.

Changing the installation of the sanitary sewer along 200 block of Mansfield Boulevard and between the two homes at 216 and 218 Mansfield Boulevard will have the following advantages:

- Minimize time and disruption to the residents by pipe-bursting. The reduced trenching involved with pipe-bursting will largely prevent damage to trees, irrigation systems, and street paving. The time required for a pipe-bursting of this sanitary sewer main will be greatly reduced versus a conventional open-cut/trenching method.
- Minimize damage to the Mansfield Street paving by not digging a deep trench directly adjacent to the pavement.
- Eliminate damage to fences, house foundations and other private property by pipe bursting between the two homes (216 and 218 Mansfield Boulevard) rather than by digging a large trench between the homes for replacing the sewer main.
- Minimize the chance of damage to a 20-inch-high pressure gas main that crosses Mansfield Boulevard in front of 205 Mansfield.

As mentioned previously, staff is working on an additional future change order to reduce and

modify the major drainage improvements bid in the original plan set for Jobson Road and Tripp Road. This future change order will substantially reduce the overall project contract amount.

FINANCIAL IMPACT:

The funding for this construction contract has been budgeted in the approved FY 2023-24 Utility Fund CIP budget with funding coming from 2020 Certificates of Obligation-Sewer Lines.

ATTACHMENTS:

[Harris Addn-CO3-Pipe Bursting](#)

[Sheet 3- Harris Addition - Phase 2 Plans-CO 3](#)

[Pipe Bursting Presentation](#)

[Contract Time Adjustment Summary.pdf](#)