

City Council Staff Report

Date:

Aug 7, 2024

Applicant:

Mapleton City Public Works

Location:

NA

Prepared By:

Rob Hunter, City Engineer/
Public Works Director

Public Hearing:

No

Attachments:

REQUEST

Authorize Public Works access to an additional \$1,200,000 in available water funds for change orders on the Springs Redevelopment Project.

BACKGROUND & DESCRIPTION

In November 2023, RB Construction & Concrete Inc. was awarded the Mapleton Spring Redevelopment and Chlorination Project for their bid of \$4,873,567. It is typical for a project this size and complexity to have changes during construction from what was in the design that was bid. Known and anticipated changes on the Springs Redevelopment Project include:

- 1) Adding items at the chlorination building that were inadvertently left off the bid package details, such as a pump and roof insulation.
- 2) During construction, it became apparent that adding turnouts at additional key locations would greatly aid future maintenance needs.
- 3) Adding the replacement of an outdated control panel at the chlorinator and tanks.
- 4) Compensation for substantial rock hammering, which was beyond the scope of the original bid.
- 5) Design assumptions on number and size of separate spring areas that were used for bidding are different than what was found once construction uncovered the springs. We have found more water than expected, but quantities for excavation, gravel backfill, clay dams, etc. will be higher than the bid quantities.
- 6) The bid package assumed trench repair up the canyon road. Once construction began, it became clear that the road was only a chip seal road with no roadbase, and it crumbled under the construction load. We are still negotiating the exact specifications of the rebuild, but any rebuild will cost several hundred thousand dollars. This is by far the biggest single change order.

EVALUATION

Final costs for every change order is not known, but Public Works estimates it may be up to \$1,200,000. Instead of holding up the project to bring each separate change order to the Council for approval, Public Works is requesting authorization to the funds that Public Works can then use to negotiate and approve change orders at the staff level.

RECOMMENDATION

Authorize Public Works access to an additional \$1,200,000 in available water funds for change orders on the Springs Redevelopment Project.

RESOLUTION NO. 2024-

A RESOLUTION OF THE CITY OF MAPLETON, UTAH TO AUTHORIZE MAPLETON CITY PUBLIC WORKS ACCESS TO AN ADDITIONAL \$1,200,000 IN AVAILABLE WATER FUNDS FOR CHANGE ORDERS ON THE SPRINGS REDEVELOPMENT PROJECT

WHEREAS, RB Construction & Concrete Inc. was awarded the construction contract for the Mapleton Springs Redevelopment and Chlorination Project; and

WHEREAS, various changes have been required during construction that are different than the original bid; and

WHEREAS, Mapleton Public Works staff is thoroughly involved in the construction process and well positioned to understand the necessity of certain changes and associated fair price;

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, that: the City authorizes Mapleton City Public Works access to an additional \$1,200,000 in available water funds for change orders on the Springs Redevelopment Project.

This resolution adopted this 7th day of August, 2024, by the City Council of Mapleton City, Utah.

Dallas Hakes
Mayor

ATTEST:

Camille Brown
City Recorder

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