

T Transportation Committee

Meeting date: May 14, 2012

Metropolitan Council Meeting: May 23, 2012

ADVISORY INFORMATION

Date: May 9, 2012
Subject: Central Corridor Light Rail Transit (Green Line):
Additional Change Order Authority for the Operations
and Maintenance Facility Contract
District(s), Member(s): All
Policy/Legal Reference: Procurement of Construction Services
Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
Mark Fuhrmann, Deputy Gen Mgr, 651-602-1942
Rich Rovang, CCLRT Project Director, 651-602-1941
MarySue Abel, CCLRT Manager, Project Controls, 651-
602-1919
Division/Department: Metro Transit / Central Corridor Project Office

Proposed Action

That the Metropolitan Council authorize an additional 2.5% (\$1,078,485) above the standard 5% (\$2,156,969) construction contract change order authority and the previously authorized 5% increase in change order authority (Business Item 2011-329 approved on December 14, 2011) for the Central Corridor (Green Line) LRT Operations and Maintenance Facility (OMF) Contract.

Background

Policy allows for 5% change order authority on construction contracts without further authorization by the Council. On December 14, 2011, the Council authorized an additional 5% change order authority with the approval of Business Item 2011-329. This brought the total construction change order authority to \$4,313,938.

The additional 5% authorized has been used for foundation and structural modifications, as discussed in Business Item 2011-329. A few significant changes have occurred in early 2012 that have nearly depleted the remaining change order authority approved to date. This includes changes to the rain water leader design and construction, identification of building remnants in a portion of the building footprint and upgrades to building insulation. These are described further as follows:

- In January, it was determined that the rain water leader needed to be modified to meet project requirements and city code. City code required additional nonstandard connections and bracing where ductile piping was proposed. This created an unacceptable load on the roof truss system and an alternate piping system was designed, resulting in the construction of two smaller cast iron piping runs.
- Also in January, during the installation of new helical piles and underground utilities, an old building foundation, approximately 150 feet by 60 feet, was encountered. This building foundation was determined to be the remnants from a building demolished and left on site prior to the construction of the Gillette building, which is being repurposed for the OMF. As a result, additional rubble removal and modifications to the foundation system were required.

- In February, it was identified that the building insulation was insufficient in some areas. This was identified when the walls were exposed during construction and found to have little or no insulation, resulting in a low R-value rating for the building. It was decided to better insulate the areas that are more populated, to improve the building efficiency.

Staff is requesting that the Council authorize an additional 2.5% of contract change order authority for additional known change order exposures, such as bonding and grounding of the track system, in 2012. With this request, the Council would authorize use of a total of 12.5% change order authority under this contract as detailed below.

Original Contract Value	\$43,139,389	
Initial Change Order Authority	\$2,156,969	5%
Additional Change Order Authority (2011-329)	\$2,156,969	5%
Additional Change Order Authority (2012-153)	\$1,078,485	2.5%

The 15% Disadvantaged Business Enterprise (DBE) goal applies to the additional change order authority.

Rationale

The currently authorized change order contingency of 10% is nearly depleted. The building is scheduled to be substantially complete in February 2013. Additional change order authority is required because additional change order exposures will need to be addressed to successfully complete the building construction.

Funding

The CCLRT Project has available funds from the CCLRT Project Contingency for this changed work.

Known Support/Opposition

No known opposition.