



REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 6/21/2022
Agenda Section: Consent Agenda

Department Origination: Public Works

Agenda Item: Approve the Northern Plains Contracting Inc. Partial Pay Estimate No. 9 in the amount of \$132,134.10 for the Water Treatment Plant Improvements Project

Approval Required: Simple Majority Vote

BACKGROUND

The Council awarded the construction contract for the Water Treatment Plant Improvements Project to Northern Plains Contracting Inc. for the lump sum price of \$1,598,000.00. The notice to proceed was issued on August 23, 2021 and the Contractor began work on September 7, 2021. At the December 8, 2021 Utilities Commission meeting, Change Order 1 was approved in the amount of \$208,194.54, adjusting the contract value to \$1,806,194.54. At the March 15, 2022 City Council meeting, Change Order 2 was approved in the amount of \$49,163.19, adjusting the contract value to \$1,855,357.73. Change Order 3 was approved at the March 22, 2022 City Council meeting in the amount of \$27,276.40, adjusting the contract value to \$1,882,634.13. Change Order 4 is being brought forth at this meeting in the amount of -\$18,270.57 and will decrease the contract value to \$1,864,363.56.

The contract includes the following:

- Filter Demolition and Reconstruction
- Process Valve Replacements
- Magnetic Flowmeter Replacements
- Ladder Replacement
- Process Piping
- Architectural and process coatings, including recoating the filter face piping wall and interior filter walls as part of Change Order 1.
- Electrical lighting and process connection improvements, as well as installing VFDs for the wells and dissolved oxygen sensors on the filter effluent as part of Change Orders 1 and 2.
- Mechanical (HVAC) improvements, as well as gas line expansions and ductwork changes for the exhaust fan as part of Change Order 2.
- MicroChlor Vent re-route as part of Change Order 2.
- Filter Wall crack injection and floor and wall coatings as part of Change Order 3.
- Sludge Flowmeter replacement as part of Change Order 3.
- Floor and wall coatings, orifice plate relocation, and Owner's Allowance adjustment as part of Change Order 4.

Article 15 of the Standard General Conditions of the Construction Contract outlines the process for making progress payments to the Contractor. Progress payments for lump sum contracts are made based on the work completed during the pay period. The application is reviewed and approved by the Contractor and Engineer prior to submittal to the City for processing.

Partial Pay Estimate No. 9 is presented in the amount \$132,134.10. The payment includes the cost of work completed through May 31, 2022.

FINANCIAL IMPLICATIONS

The Contractor has earned \$1,864,363.56 to date which represents 100% of the contract value. The Contractor has provided the Consent of Surety to Final Payment and has completed most punch list items. As a result, Partial Pay Estimate No. 9 also includes reducing the retainage value to 1.25% of the amount earned which results in \$1,841,059.02 being eligible for payment to date. The City previously paid \$1,708,924.92 requested by Pay Applications 1 through 8, leaving \$132,134.10 requested in Pay Application 9.

- Project Budget (amended at February 15, 2022 City Council Meeting): \$2,195,360
 - Construction Contract: \$1,598,000 (including \$50,000 Owner's Allowance)
 - Contingency: \$319,600
 - Engineering: \$185,050
 - SEH: \$176,050
 - AE2S: \$9,000
 - Soft Costs: \$79,900
 - LMCIT Required Full-Time Inspection (after 7/15/2021): \$12,810 LMCIT (included in SEH Amendment No. 2)
- Contingency Items
 - Engineering Amendments:
 - SEH Amendment No. 1: \$100
 - SEH Amendment No. 2: \$26,723.64 (not including \$12,810 LMCIT above)
 - AE2S: \$49,475
 - Change Order No. 1: \$208,194.54
 - Change Order No. 2: \$49,163.19
 - Change Order No. 3: \$27,276.40
 - Change Order No. 4 (in progress):
 - Crack Injection Time & Materials Overage: \$483.28
 - Detention Basin Coatings Removal: \$1,689.96
 - Backwash Orifice Plate Relocation \$8,666.99
 - Filter Face Room Coatings: \$18,338.84
 - Unused Owner's Allowance Adjustment: (\$47,449.64)
 - Outstanding Changes:
 - SEH Fee Amendment No. 3: \$25,000
 - Misc. Costs: \$1,015.25
- Contingency Remaining (estimated): (\$49,324.94)
- Estimated Total Budget Remaining: (\$49,324.94)

STAFF RECOMMENDATIONS

Staff recommends approval of the Northern Plains Contracting Inc. Partial Pay Estimate No. 9 in the amount of \$132,134.10 for the Water Treatment Plant Improvements Project.

COUNCIL ACTION REQUESTED

Motion to approve the Northern Plains Contracting, Inc. Partial Pay Estimate No. 9 in the amount of \$132,134.10 for the Water Treatment Plant Improvements Project.