



STAFF REPORT

DATE: February 15, 2023
TO: Ty Lasher, City Manager
FROM: Anne Stephens, Public Works Director
RE: Woodlawn Project – Proposed Change Order #11 - Odessa Retaining Wall Change Order

Proposal Focus:

Our Mission

- Attractive growth and safe living – Encourage attractive neighborhoods and new developments.

Our Values

- Working Together – Departments working together as one team. Staff working with residents, HOA's and neighborhoods. Citizens working with each other.

Current Situation:

With the sidewalk and street being installed on Odessa, it was noticed that there is a need for retaining walls at the north and south edges of the intersection with Odessa and Woodlawn.

Goals:

- To grow the City in an attractive, safe manner that is consistent with City standards.

Discussion:

There are two issues necessitating these walls. First – there was not enough temporary construction easement acquired to allow for a smoothly graded transition between the new sidewalk and the existing ground. Secondly, even if enough temporary construction easement had been acquired, the root system of the large existing tree to the south would have been damaged to the point of necessitating removal of the tree and the flagpole monument located on the north property would have needed relocating/reconstruction to allow for the grading. In light of these issues, it was determined by the project team that the best current course of action to remedy the situation is to install a small retaining wall on these two corners. Pearson is not requesting any additional days through this change order.

Pearson's cost for this change order is \$38,556.00.



Figure 1 North Corner



Figure 2 South Corner

While it is very frustrating to keep having change orders, it is not uncommon on a project of this magnitude and complexity that is being conducted in a well-established corridor with numerous underground utilities.

Financials:

The additional cost associated with this Change Order will be included in the bonds and paid for out of the general fund. This Change Order will increase the total annual debt service payment by \$2,960.

A summary of costs for the Woodlawn project is provided below:

Original Contract (Bid) Price	\$8,571,662.01
Change Order 1 (disincentive for temporary asphalt that did not meet specs)	(\$1.00)*
Change Order 2 (sanitary sewer line reconstruction)	\$27,038.00
Change Order 3 (working day adjustment for CO 2)	No change in cost
Change Order 4 (exploratory excavation for waterlines under UPRR (\$5,685.75) and water line lowering	\$59,655.75
Change Order 5 (quantity adjustment for steel and temporary traffic marking tape)	\$39,281.90
Change Order 6 (Shifting of Water Lines 2 & 3)	\$6,405.00
Change Order 7 (Rock Ditch Check & Odessa Water Line/RCB conflict)	\$8,872.50
Change Order 8 (Adding lights to stop sign at 45 th Street)	\$756.00
Change Order 9 (45 th Street “DO NOT TURN LEFT” sign)	\$367.50
Change Order 10 (Extra Work for Additional Cost for Elliptical Pipe)	\$1,412.25
Proposed Change Order 11 (Retaining Walls for Odessa)	\$38,556.00
Total Contract Cost with Proposed Change Order 11	\$8,754,005.91

* This quantity was previously shown as \$2,340.00, but Pearson made a change to their mix design that negates this disincentive and there have been no additional issues since the change to the mix design.

Recommendation:

If Council chooses to deny this change order request, Pearson will proceed with filling in the space between the sidewalk and the existing ground (at the edge of the temporary construction easement) with a straight line. This will leave a very steep grade that will be very difficult for the property owners to mow and maintain, not to mention getting any sort of vegetation to grow along this area will be very difficult.

It is staff's recommendation for Council to approve Pearson's Change Order Request in the amount of \$38,556.00. This addition will provide for a smoother, easily maintainable, more aesthetically pleasing finished product.



February 14, 2023

City of Bel Aire
7651 E. Central Park Ave.
Bel Aire, KS 67226

Attention: Anne Stephens, PE

Re: KDOT Project 87 N-0678-01
Bel-Aire / Woodlawn, 37th St. N. to 45th St. N.
Landscape Retaining Wall Change Order Request

Anne,

Due to the steep grades at the Woodlawn & Odessa Intersection, it was determined that a Landscape Retaining Wall would be required for the project. Pearson Construction requests \$38,556.00 for this work.

The proposed cost for this change order is itemized below.

Subcontracted	\$36,720.00
OH&P @ 5%	\$1,836.00
Total	\$38,556.00

The undersigned hereby certifies, under the penalty of law for perjury or falsification, that I am authorized to submit this contract adjustment request on behalf of the Contractor and to bind the contractor, the contract adjustment request is made in good faith and, to the best of the Contractor's knowledge and belief, is a true and complete statement of the actual costs and time incurred for the Contract Change and is authorized by the Contract. I further certify that no additional claims will be submitted related to this contract adjustment request, and the Contractor has documentation that supports the contract adjustment request.

Respectfully Submitted,
PEARSON CONSTRUCTION, LLC

Tyler Stevenson
Project Manager

From: [Jay Anglemyer](#)
To: [Anne Stephens](#); [Tyler Stevenson \(tylers@pearsonconstructionllc.com\)](mailto:tylers@pearsonconstructionllc.com)
Cc: [Zimmerman, Dakota G.](#); [Milner, Richard E.](#); [Strecker, Eric L.](#); [Franks, Sean M.](#); [Steven Frank](#)
Subject: 87N-0678-01 Woodlawn low-Stack Retaining Wall
Date: Wednesday, December 07, 2022 12:54:34 PM
Attachments: [116.001 DRY STACK WALL HALF.pdf](#)
[207 X-SECTION SHEET HALF.pdf](#)
[208 X-SECTION SHEET HALF.pdf](#)

Anne and Tyler,

Attached are retaining wall plans, profiles and details for what we are thinking on Woodlawn. The extent of wall shown is less than what we discussed possibly on site. We reviewed the need for wall along Perryton and Woodlawn Ct. and determined grading should suffice at these locations. Please note the quantity of wall at the bottom right of the plan and detail sheet. The style of stone was reviewed by our landscape folks and the City. If you have questions or suggestions, please let us know.

Thanks,

Jay Anglemyer, PE

Civil Engineer, Principal

MKEC ENGINEERING SUCCESS

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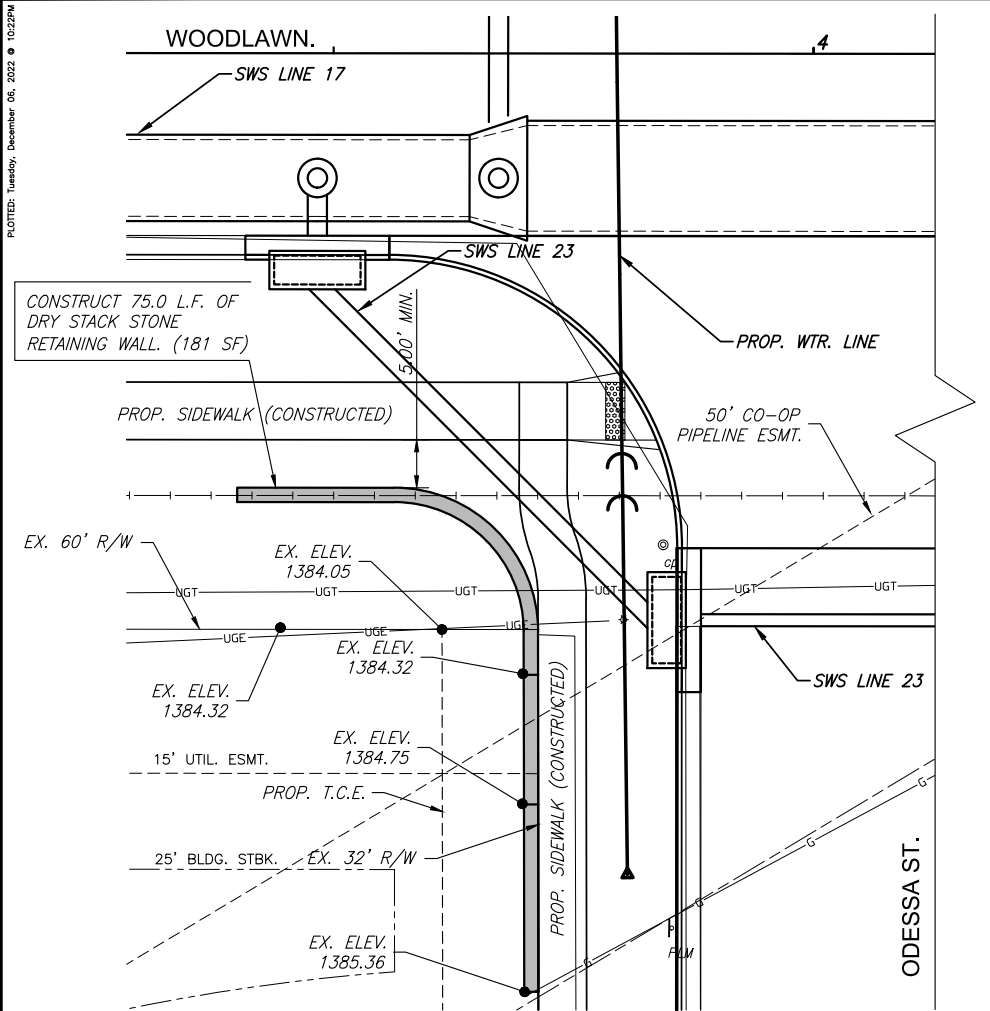
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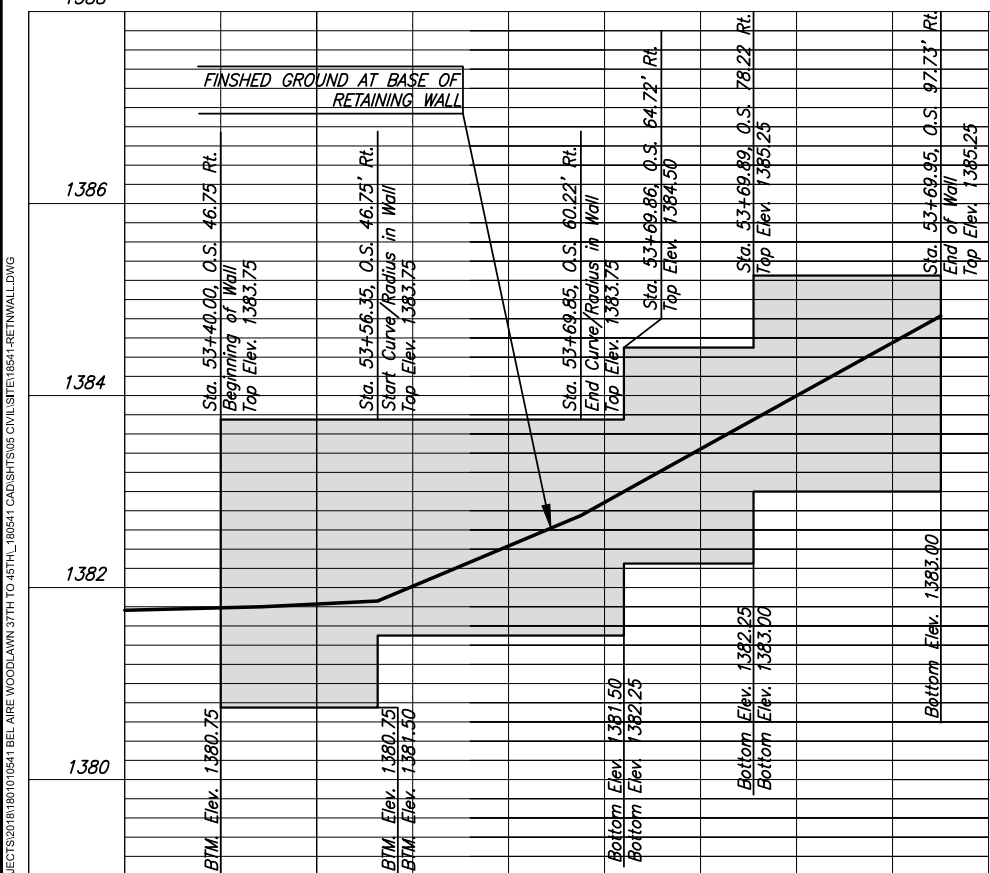
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J:\PROJECTS\2018\180100541 BEL AIRE WOODLAWN 37TH TO 45TH_L\08541 CAD\SHITS\05 CIVIL\SITE\18541-RET WALL.DWG
PLOTTED: Tuesday, December 05, 2023 @ 10:22PM

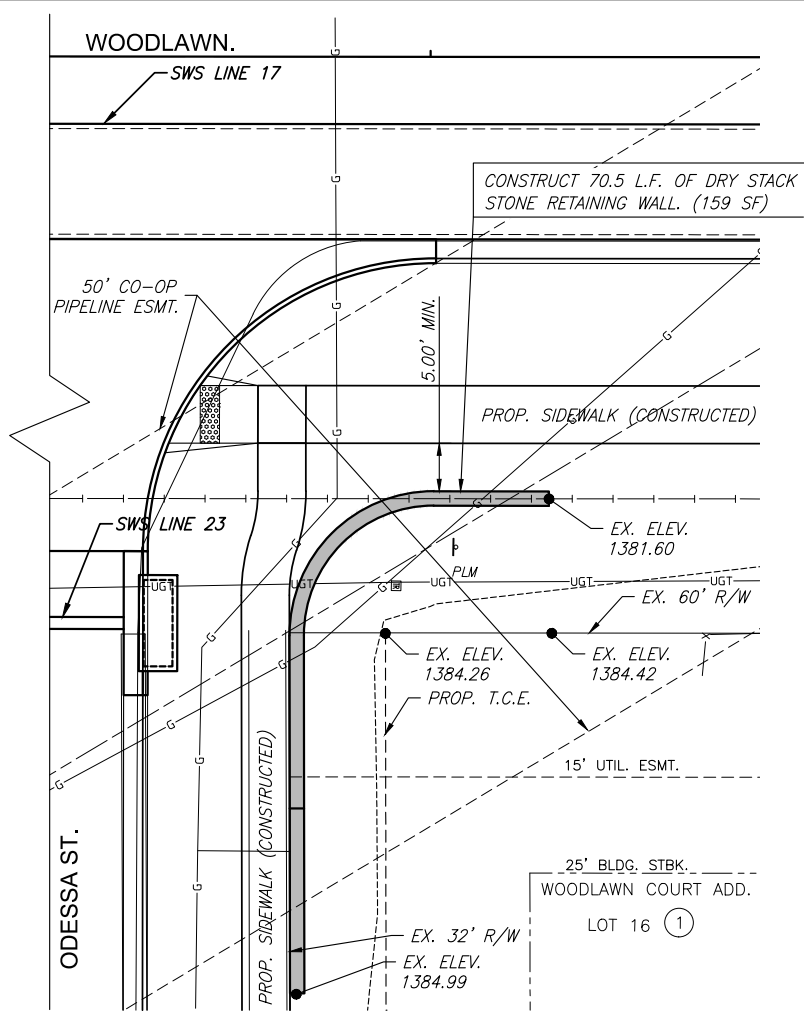
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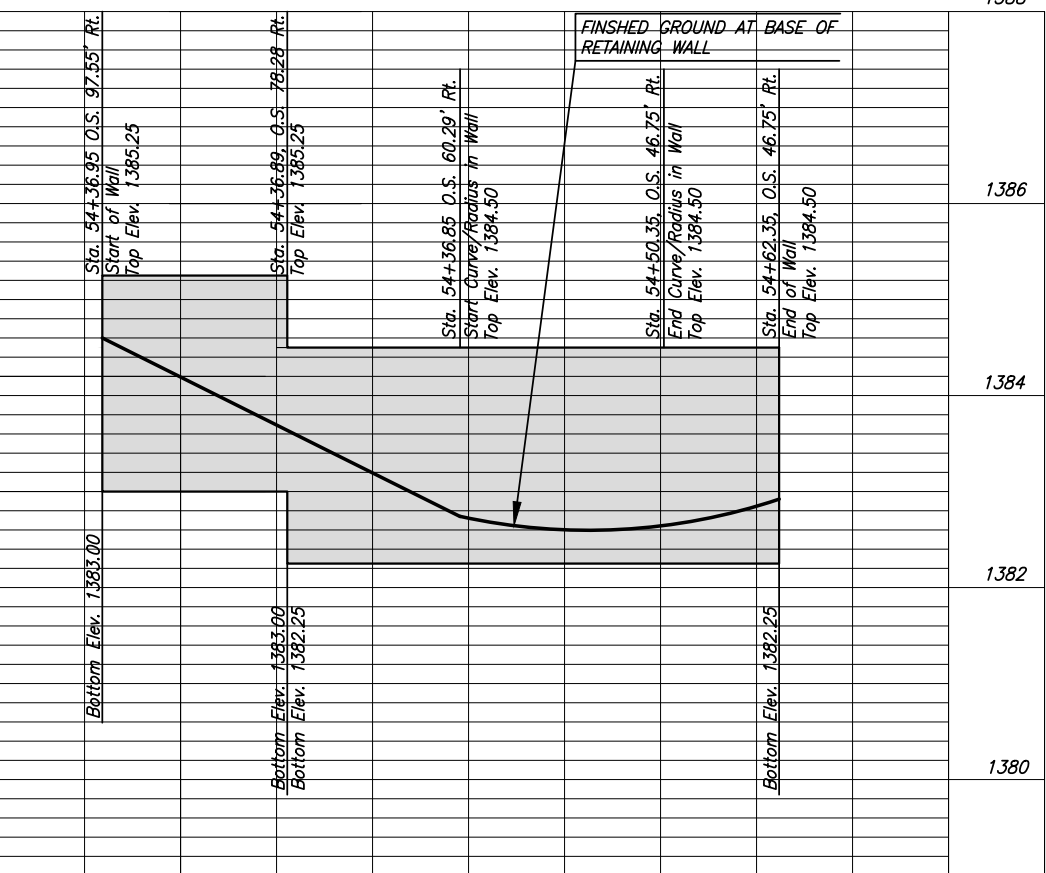
1388 DRY-STACK STONE RETAINING WALL 1- PLAN & PROFILE



53+50

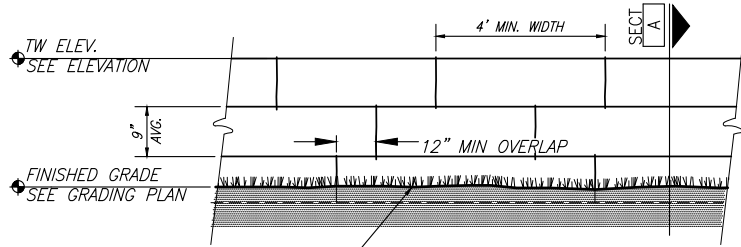
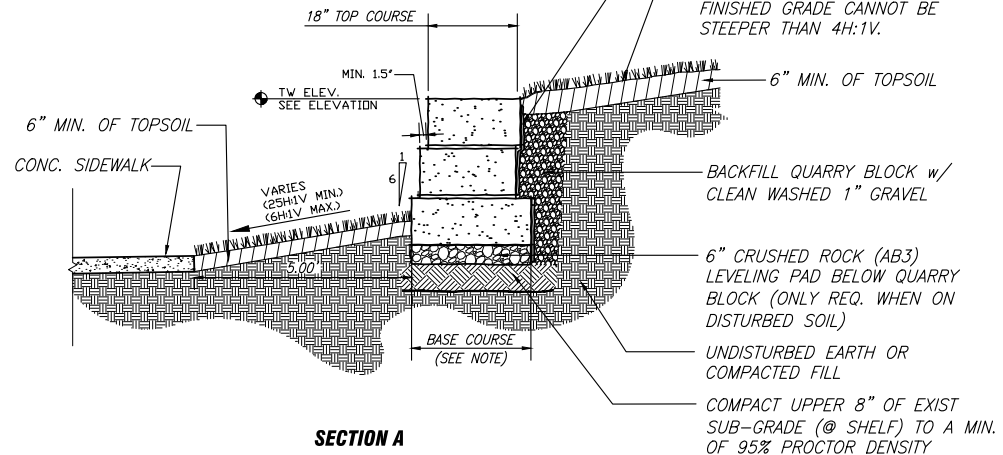


1388 DRY-STACK STONE RETAINING WALL 2- PLAN & PROFILE



55+80

NOTE: THE TOP COURSE OF QUARRY BLOCK STONE WALL SHALL BE 18" WIDE WITH PARALLEL SPLIT FACES ON FRONT AND BACK SIDES. ENDS SHALL BE SAWED SQUARE. SPLIT FACE EDGE LINE TOLERANCE SHALL NOT EXCEED 2". THE STONE WALL WIDTH AT THE TOP COARSE OF ALL WALLS SHALL BE 18", BATTERING DOWN TO A BASE COURSE MIN. WIDTH OF 2' OR ONE HALF THE HEIGHT OF THE WALL, WHICHEVER IS GREATER. FIRST STONE COURSE SHALL BE A MINIMUM OF 6" BELOW FINISHED GRADE.



START FIRST COURSE 6" BELOW FINISHED GRADE - SEE GRADING PLAN FOR ELEV.

GENERAL NOTES

DRY STACK QUARRY BLOCK STONE
SUPPLIER: U.S. STONE INDUSTRIES
CONTACT: HELEN PAULY
120 N. 6TH ST.
ST. MARYS, KS 66536
WWW.USSTONEINDUSTRIES.COM

HIGGINS STONE
CONTACT: HOLLY HIGGINS
407 MILLER DRIVE
WAMEGO, KS 66547
WWW.HIGGINSSTONE.COM

9" TOP LEDGE COTTONWOOD
AVG. LENGTH - 4' TO 6'
MIN. COMPRESSIVE STRENGTH - 8,000 PSI

- 1) PLACEMENT
-MINIMUM STONE OVERLAP IN WALL COURSE SHALL BE 12"
-WALL GAP BETWEEN VERTICAL JOINTS SHALL BE NO MORE THAN 1" MAX., WHERE NECESSARY FILL MATERIAL (SMALL ROCK) SHALL BE USED TO FILL GAP. THESE AREAS SHALL BE KEPT TO A MINIMUM. FIELD VERIFY W/ OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.

- 2) SURFACE FINISH
EXPOSED WALL SURFACE SHALL HAVE A DRESSED STONE FINISH. FACES SHALL BE ABSENT EVIDENCE OF DRILL SPLIT MARKS. A MOCKUP WALL SECTION WILL BE REQUIRED PRIOR TO COMMENCEMENT OF WORK.

DRY-STACK RETAINING WALL

NOT TO SCALE

LANDSCAPE RETAINING WALL QUANTITIES			
BILL OF MATERIALS			
ID NO.	DESCRIPTION	QUANTITY	UNIT
1	Landscape Retaining Wall (Stone)	340	S.F.

STATE	PROJECT NO.	YEAR	SHEET NO.	TOTAL SHEETS
KANSAS	87 N-0678-01	2021	116.001	230



WOODLAWN - 37TH ST. N. TO 45TH ST. N.

STREET IMPROVEMENTS FOR
BEL AIRE, KS

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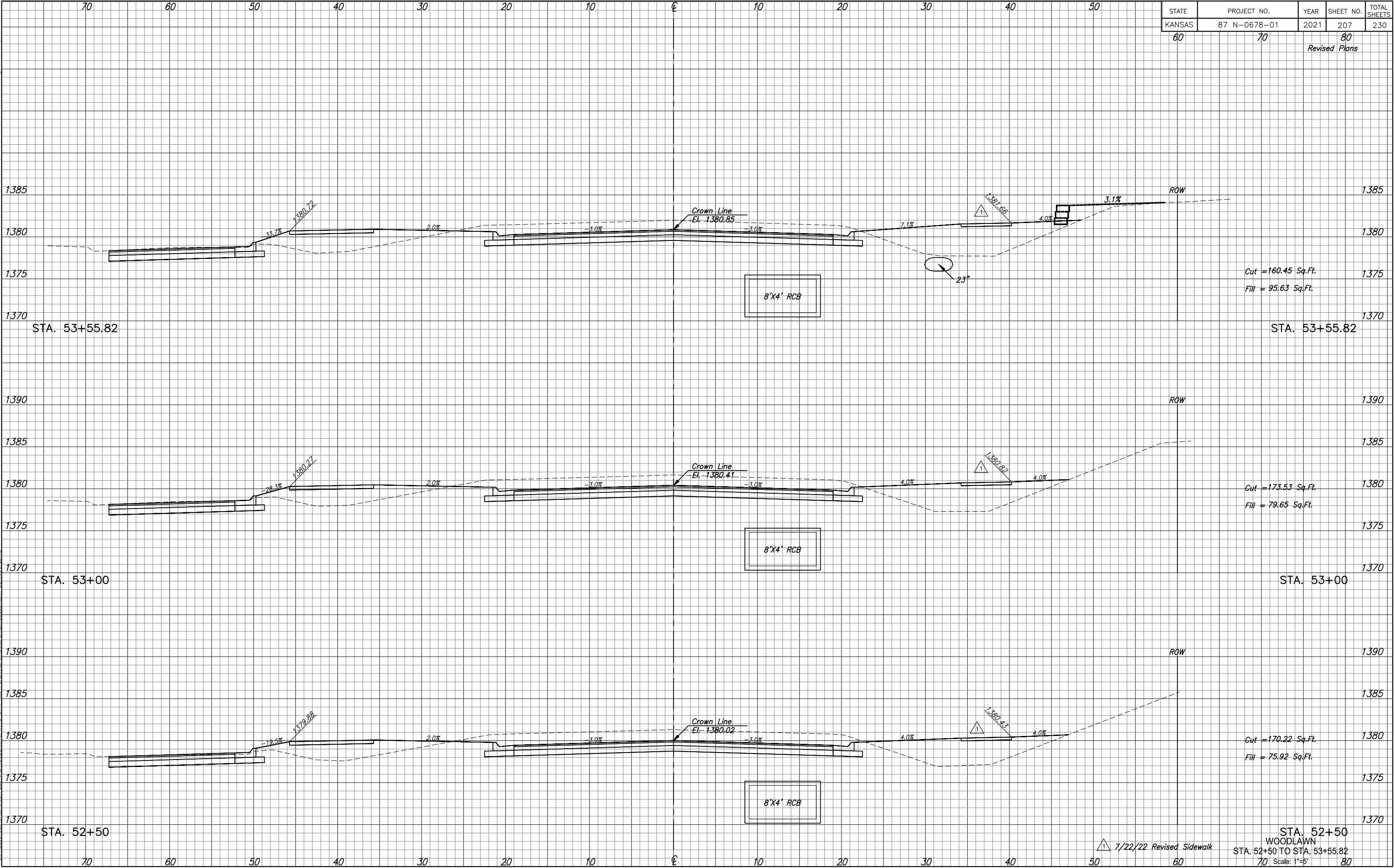
DRY STACK WALL

PROJECT NO.	87 N-0678-01	
DATE	8/11/20	
SCALE	1"=10'	
DESIGNED	DRAWN	CHECKED
SLF	SLF	JAG

NO.	REVISION	DATE
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SHEET NO.

116.001 OF 230



STATE	PROJECT NO.	YEAR	SHEET NO.	TOTAL SHEETS
KANSAS	87 N-0678-01	2021	207	230

Revised Plans

STA. 52+50
WOODLAWN
STA. 52+50 TO STA. 53+55.82
70' Scale: 1"=5'

