



STAFF REPORT

DATE: April 26, 2022
TO: Ty Lasher, City Manager
FROM: Anne Stephens, Public Works Director
RE: Skyview at Block 49 – Paving – Change Order 3

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:

In discussions between the Developer and the Contractor for the sidewalk at Skyview at Block 49, the Developer asked to have the sidewalk modified from 5" in depth to 6" in depth throughout the project.

Goals:

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

Discussion:

The City has constructed sidewalks in many different ways. Sometimes, sidewalks are constructed with the paving projects and sometimes they are constructed when houses are built. Both scenarios have their issues. When sidewalks are constructed with the paving process, builders and utility companies tend to drive heavy equipment over the sidewalks and break them. While it is fairly easy to have builders replace the sidewalk panels during the building process, it is nigh impossible to get utility companies to replace broken panels. Installing the sidewalks after the homes have been constructed and utilities are installed seems like a better alternative, however, there is inevitably one or two lots that do not get built on immediately leaving gaps in the sidewalk throughout the neighborhood. Neither scenario is ideal.

In an attempt to mitigate the issues from both scenarios, the Developer has requested that the sidewalk be installed at 6" in depth instead of the typical 5". 6" is the typical depth for driveway paving and should hold up to most traffic.

Financials:

The additional costs associated with this change order will be included in the contract costs for the paving project and will be financed through a bond and spread as special assessments against the benefiting lots.

Recommendation:

Staff recommends that the City Council accept Change Order No. 3 for \$15,771.60.



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Construction Contract Change Order

Project: Sky View - Paving Bel Aire, KS 21T41279	Change Order No. 3
Owner: City of Bel Aire 7651 E Central Park Ave Bel Aire, KS 67226	Date Prepared: April 11, 2022 Prepared by: KSC
Contractor: Kansas Paving P.O. Box 4204 Wichita, KS 67204	

Description of Work Included in Contract
Paving Improvements to serve Skyview at Block 49 - Phase 1

Changes and Reasons Ordered (List Individual Changes as: A, B, C, D, etc.)

- A. Install 6" sidewalk instead of 5".

Attachments: Email per KWL 2022-04-08

Contract Changes	Bid Item No.	Bid Item Description	Unit of Measure	Original Contract Quantity	Contract Unit Price	Revised Contract Quantity	Revised Unit Price	Original Contract Cost	Revised Contract Cost
A.	CO #03	Install additional sidewalk	SF	0.00	\$0.00	13143.00	\$1.20	\$0.00	\$15,771.60
								\$0.00	\$0.00
								\$0.00	\$0.00
								\$0.00	\$0.00
								\$0.00	\$0.00

Summation of Cost \$0.00 \$15,771.60

Net Cost for this Change Order \$15,771.60

Estimated Project Cost

	Estimated Project Cost
Original Contract Amount	\$644,796.70
Previously Approved Changes	\$14,005.00
This Change Order	\$15,771.60
New Contract Amount	\$674,573.30

Time Change

Contract Start Date	
Original Contract Time (working days)	30
Previously Approved Changes (working days)	10
Additional Contract Time This Change Order (working days)	
Suspended Time (working days)	
New Construction Completion Date	

THIS AGREEMENT IS SUBJECT TO ALL ORIGINAL CONTRACT PROVISIONS AND PREVIOUS CHANGE ORDERS

ISSUED FOR REASONS
INDICATED ABOVE

Engineer: Garver

Engineer's Signature

Senior Project Manager

Title

4/11/2022

Date

ACCEPTED BY
CONTRACTOR

Contractor's Signature

Title

Date

APPROVED BY
OWNER

Owner's Signature

Title

Date

Cox, Katherine S.

From: Lee, Ken W.
Sent: Friday, April 8, 2022 2:57 PM
To: terry@kansaspaving.com; Chris Wolken; Zimmerman, Dakota G.; Franks, Sean M.; Woody, Blake T.; Turner, Levi C.; Herman, Patrick M.
Cc: Anne Stephens; Cox, Katherine S.
Subject: Sidewalk at Skyview

After discussions with the developer and Kansas Paving, the developer would like to have Kansas Paving install 6" sidewalk instead of 5" on this project. That will result in a change order of \$15,771.60 at a unit price of \$1.20 per square foot. The adjusted contract price will be \$674,573.30 which fits within the budget available with the petition. I have spoken with Anne Stephens with the City of Bel Aire and she agreed with the change order. I have instructed Kansas Paving to proceed with the thicker sidewalk section. We will have the formal change order request prepared on Monday. I will make myself available for the council meeting if there are any questions on the change order.

Please let me know if you have any questions.

Have a great weekend!



Kenneth W. Lee, PE, FNSPE
Senior Project Manager
Transportation Team

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