



City of Ketchum
City Hall

June 7, 2021

Mayor Bradshaw and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Bradshaw and City Councilors:

Recommendation to Approve Change Order with Core Construction to Complete Paving and Painting of Parking Lot South of new Fire Station #1

Recommendation and Summary

Staff is recommending the City Council approve a change order with Core Construction to complete paving and painting of the city owned parking lot south of new fire station.

"I move to approve a change order with Core Construction to complete paving and painting of city owned parking lot south of new Fire Station #1 not to exceed \$138,565."

The reasons for the recommendation are as follows:

- Core Construction is already mobilized with proper subcontractors who will be doing similar work on the fire station site
- Completion of the unpaved parking area is necessary to meet agreed upon parking space availability with YMCA

Introduction and History

During the siting and design of the new fire station project, parking was a key community discussion item. To that end, the city retained Galena Engineering to complete a new parking configuration to achieve the total parking space count for both the new fire station as well as the YMCA community use.

Staff is proposing to authorize a change order through Core Construction in order to have the same excavation and pavement vendor for the fire station project complete this additional work.

Sustainability Impact

There is no direct sustainability connection.

Financial Requirement/Impact

The current year budget does have an appropriation of \$100k for sidewalk/street repair. However, the Streets Department has already scoped other repair projects through town for the use of these funds. Therefore, staff would recommend an interim budget change to fund the project from existing CIP fund balance.

Attachment:

Change Order and map of planned work area



Building. Growing. Leading. ...Since 1937.

Budget Evolution Item Summary

City of Ketchum Fire Station #1

SOUTH PARKING LOT

Provide Curb & Gutter, Paving , and Drainage

Date: 5/18/2021

Description: Provide Curb & Gutter, Drywell & Catch Basin, Paving & striping

SCOPE	SUBCONTRACTOR	AMOUNT
Concrete curb & gutter and Sidewalk	Garrett Concrete	\$ 28,000.00
Grade and prep parking; Pave Parking		
Install Storm drain & Drywell	Lunceford Excavating	\$ 99,560.00
Demo two Light poles	Magic Valley Electric	\$ 1,500.00
Survey		\$ 1,000.00
NOTE: No ADA parking signage is included		
SUBTOTAL:		\$ 130,060.00
SUBTOTAL reflects direct costs only on the presumption that costs will come from allowances. If costs are reimbursed by Change Order, TOTAL AMOUNT below reflects the SUBTOTAL with add of agreed upon markup in accordance with the change order pricing.		
Bond and Insurance	CORE	\$ 2,717.00
CMAR FEE	CORE	\$ 5,788.00
Sales Tax	CORE	\$ -
TOTAL AMOUNT:		\$ 138,565.00

The site plan for Taxlot 6689 illustrates a proposed asphalt parking lot with 34 total spaces (12, 5, 16, and 6 spaces respectively). The plan includes a proposed fire station to the north, an existing YMCA parking lot to the south, and surrounding properties including 331 Lewis Center Townhouse and Ketchum Trade Center Condos. Key features include a 5' concrete sidewalk, a 6" vertical curb, and an existing area light to be removed. The plan also shows a sawcut existing asphalt area and an existing planter to be demolished. The site is bounded by Saddle Road to the west and the existing YMCA parking lot to the south. The plan includes various elevation points and a north arrow.

REGULAR	ACCESSIBLE	TOTAL
37	2	39

EXISTING CONDITIONS

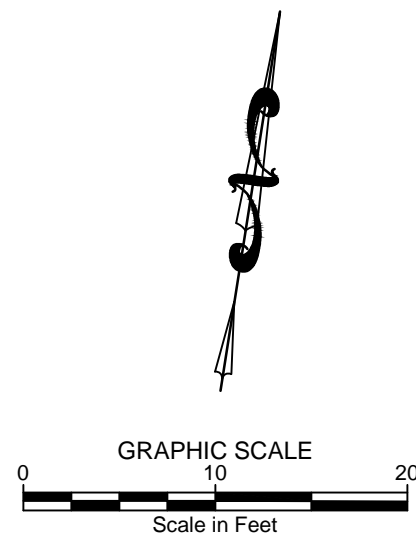
- | | |
|--|-----------------------------|
| | Property Line |
| | Adjoiner's Lot Line |
| | EOA |
| | Asphalt |
| | Concrete Sidewalk |
| | Sewer Main |
| | SS = Sewer Service |
| | WM = Water Main |
| | WS = Water Service |
| | PB = Buried Power Line |
| | PHB = Buried Telephone Line |
| | 5' Contour Interval |
| | 1' Contour Interval |
| | CTRL = Survey Control |
| | Power Box |
| | SMH = Sewer Manhole |
| | SGN = Sign |
| | Light |
| | WMH = Water Manhole |
| | WMTR = Water Meter |
| | FH = Fire Hydrant |
| | WV = Water Valve |
| | VB = Valve Box |
| | CT = Conifer Tree |
| | DT = Deciduous Tree |

PROPOSED CONDITIONS

-
- Diagram illustrating the cross-section of a road and its components:
- Asphalt
 - Concrete Sidewalk
 - Concrete 6" Vertical Curb and Gutter
 - Concrete 6" Vertical Curb
 - Curb Transition
 - Zero Reveal Curb and Gutter
 - ADA Access Truncated Domes
 - Sign
 - Drywell
 - SD - Storm Drain Pipe
 - Catch Basin
 - Sawcut Line
 - Road Paint

Abbreviations:

- AP = Angle Point
BOLL = Bollard
BOW = Back of Walk
CHK = Check
CMP = Corrugated Metal Pipe
CP = Survey Control
EOA = Edge of Asphalt
EOC = Edge of Concrete
INV = Invert
IRRBOW = Irrigation Box
MAG = Magnetic Nail
NG = Natural Grade
PC = Point of Curvature
PLNTR = Planter
PT = Point of Tangent
TA = Top of Asphalt
TFW = Top Face of Wall



A PRELIMINARY PARKING LOT LAYOUT FOR
KETCHUM FIRE STATION- SOUTHERN PARKING LOT

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SKS
DESIGNED BY
SKS
DRAWN BY
SMF
CHECKED BY

GALENA
ENGINEERING, INC.
Civil Engineers & Land Surveyors
317 N. River Street
Hailey, Idaho 83333
(208) 798-1705
email galena@galena-engineering.com

PURPOSE: ISSUE FOR PRELIMINARY REVIEW (04/10/2020)

REVISIONS

BY

C1.0

GARRETT CONSTRUCTION, INC.

P.O. Box 128
Ketchum, Idaho 83340
Phone: (208) 726-2835
Fax: (208) 726-8976

IDAHO CONTRACTORS LICENSE NO.
RCE-5683

BUDGET PROPOSAL

May 14, 2021

Mr. Chris Schratwieser
Core Construction
7150 Cascade Valley Court
Las Vegas NV. 89128

PROJECT: Ketchum Fire Station-Southern Parking Lot
OWNER: City of Ketchum
ARCHITECT / ENGINEERS: Galena Engineering
DRAWING DATE: No Date-Preliminary Not for Construction
SUBJECT: Concrete work

This is offer, to supply following the following, included in the projection are: labor, materials, equipment and supervision which may be required to complete the following:

Qualifications

- A) 239 LF curb and gutter
- B) 78 ft x 7-0 sidewalk
- C) Place and finish concrete
- D) Apply Cure and seal
- E) Short load fee included
- F) Concrete wash out bag included and dispose
- G) No hydronic radiant heat tubing repair or replace or sprinkler repair
- H) No weather protection included
- I) No Concrete pumping Included

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Total - \$28,000.00

Activities by others

- A) All dimensions and details to be verified by Owner
- B) Layout -Line and elevation by owner
- C) Clear access for Garrett Work force
- D) Excavation and fine grade by others

Respectfully submitted;

Grady Garrett
President



Lunceford Excavation
alabama626@gmail.com

P.O. Box 739
Ketchum, Idaho
83340
United States

Prepared For
John Sanders
Core Construction
777 N 4th St
Boise, Idaho
83702

Estimate Date
05/16/2021

Estimate Number
11110

Reference
Ketchum Fire Station

Description	Rate	Qty	Line Total
Ketchum Fire Station-Southern Parking Lot	\$0.00	1	\$0.00
Core Out 1 Foot-Import 8" of 2" Road Base-4" of 3/4 Road Mix and Compact-Demo Planter-Testing Included	\$41,130.00	1	\$41,130.00
Prep for Curb-Gutter and Sidewalk	\$6,650.00	1	\$6,650.00
Catch Basin-12" Storm Drain and 24" Dry Well	\$5,970.00	1	\$5,970.00
Saw Cut Existing Edge-Install 3" of New Asphalt Paving and Striping for Parking Spaces	\$45,810.00	1	\$45,810.00
Subtotal			99,560.00
Tax			0.00
Estimate Total (USD)			\$99,560.00

Terms

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. All material is guaranteed to be as specified. All work to be completed in a substantial workman like manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be expected only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, flood, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Any asbestos or other unforeseen conditions will be billed on a Time and Materials basis

All abnormal soil conditions, such as rock, caliche, water in excavation and any other unforeseen soil conditions will be billed on an agreed upon amount between client and Lunceford Excavation

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

X_____ (Client)

X_____ (Lunceford Excavation)