



City of Ketchum

CITY COUNCIL MEETING AGENDA MEMO

Meeting Date: Staff Member/Dept:

Agenda Item:

Recommended Motion:

"I move to approve Purchase Order #24057 related to reimbursement of additional subgrade site excavation for Old City Hall/Bluebird Community Housing site."

Reasons for Recommendation:

- The long-term lease outlined it as the city's responsibility to deliver a clean site for the construction of the project.
- The City and Ketchum Urban Renewal Agency split the demolition costs related to the site.
- GMD development and their contractor (Conrad Brothers) discovered additional remaining materials.
- The development team attempted to absorb additional costs into the project contingency. However, due to snow removal costs in 22/23 and other subcontractor cost increases, the reimbursement is now being requested.
- Attached is the documentation associated with request for reimbursement for work completed.

Sustainability Impact:

An increase in community housing units decreases vehicle miles associated with commuting into Ketchum.

Financial Impact:

None OR Adequate funds exist in account:	Adequate funds exist in the In-Lieu Affordable Workforce Housing account.
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Attachments:

- | |
|-------------------------------------|
| 1. Bluebird Site Reimbursement Memo |
| 2. Purchase Order #24057 |



MEMO

TO: Jade Riley
City Administrator
City of Ketchum

FROM: Greg Dunfield
GMD Development

A handwritten signature in blue ink, appearing to be 'GD', is written over the 'FROM:' line.

CC: Charles Friedman
Ketchum Community Development Corporation

DATE: November 29, 2023

RE: Bluebird Village
Subgrade Site Excavation Issues

On July 21, 2022 after receiving the notice of completion of the demolition of the old City Hall building and the land lease being in full force and effect, the Bluebird Village project moved forward with site excavation and construction activities on the site. Upon excavating the site certain items were found in the subsurface:

- Abandoned cistern with abandoned pipes
- Large conical/beehive footing
- Trees: two large, multiple small
- Asphalt, curb, metal drain trench & plumbing
- Large abandoned metal pipe/water main
- Abandoned foundation wall at building 'A' south property line
- Two large footings with metal posts along East Avenue
- Very large concrete footing in building 'A' footprint

The cost to remove these items, backfill the site and time delay as shown in the attached project Change Orders amount to \$151,982.30.



Per Article 1.1 of the Land Lease the land was to be put in “bare ground” condition, including removal of any below ground elements by the City of Ketchum. Therefore the Bluebird project would like to request reimbursement of these costs.

If you have any further questions please let us know.



Conrad Brothers
 General Contractors and Builders
 P.O. Box 3432 - Hailey, Idaho 83333
 208-726-3830 Fax 208-726-5788
 www.conradbrothersconstruction.com

CHANGE ORDER

Project: Bluebird Village
Location: 480 East Avenue
 Ketchum, ID 83340


PCO No.: 003
Date: 1/31/2023
 Rev. 8/8/23
Job Number: 2010

To: Greg Dunfield
 GMD Development LLC
 520 Pike Street, #1010
 Seattle, WA 98101

Subject: Over-Excavation Due to Unsuitable Subgrade

Description of Change:	Cost Code	Deductions	Additions
Excavation at Building 'B' footprint revealed unsuitable soils, abandoned cisterns, etc., requiring over-excavation and import of structural fill. Excavation at Building 'A' footprint resulted in unsuitable soils, abandoned pipe, abandoned concrete foundation requiring haul-off and import of structural fill. City of Ketchum to provide clean site but left building debris, trees, etc. requiring removal and haul.			
1 Joe's Backhoe Service, Inc. Invoices			
Invoice 7421607: Overexcavate and Haul Unsuitable Material	02 200		\$ 19,560.00
Invoice 7421682: Overexcavate and Haul Unsuitable Material	02 200		\$ 22,305.00
Invoice 7421887: Overexcavate and Haul Unsuitable Material	02 200		\$ 18,583.00
Invoice 7421519: Remove Concrete & Gutter System (Drain)	02 200		\$ 2,503.00
Invoice 7421556: Remove Asphalt & Trees	02 200		\$ 7,657.50
2 General Conditions, Additional 6 Days Duration @ \$1,923.28/day	01 000		\$ 11,539.68
3 Contractor Overhead, Including Builder's Risk & General Liability Insurances, Administrator	01 000		\$ 2,581.00
Subtotal:		\$ -	\$ 84,729.18
Cost of Additions:			\$84,729.18
Cost of Deductions:			\$0.00
Subtotal			\$84,729.18
Management	0.00%		\$0.00
General Liability	0.90%		\$762.56
Contractor's Fee	10.00%		\$8,549.17
Total Change Order:			\$84,729.18

Adjustment to Schedule: 6 Days

Client's Signature: 

Date: 8-8-2023

Jack Hsu

Digitally signed by Jack Hsu
 DN: cn=US,
 email=jhsu@conradbrothersconstruction.com,
 o=Conrad Brothers Construction, CN=Jack
 Hsu
 Reason: I am approving this document
 Date: 2023.08.08 17:09:58 -06'00'

Contractor's Signature: _____

Date: 08/08/23

PCO 003 Notes



Bluebird Village, Ketchum, ID

Job Location: 480 N East Avenue, Ketchum, ID 83340
Date: March 16, 2023
Reference: Durations for Site Over-Excavation and Import of Structural Fill

Notes:

Unsuitable soils, abandoned cisterns, abandoned foundations, abandoned drainage systems, trees, asphalt, etc., left on site. Items not identified in geotechnical report or test pits.

Invoices through 11/30 for removal of unsuitable subgrade and import of structural fill. Durations tallied only for removal/import work pertaining to unsuitable materials or rubble.

Date	Description / Reference	Duration (days)
	Joe's Backhoe Invoices	
	- 7421519	1.00
	- 7421556	2.00
	- 7421607	1.66
	- 7421682	3.16
	- 7421887	2.25
	Total:	10.07



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CHANGE ORDER

Project: Bluebird Village
Location: 480 East Avenue
 Ketchum, ID 83340

PCO No.: 023
 5/6/2023
Date: Rev. 8/8/23
Job Number: 2010

To: Greg Dunfield
 GMD Development LLC
 520 Pike Street, #1010
 Seattle, WA 98101

Subject: Abandoned Foundation Removed from Building 'A' Footprint

Description of Change:	Cost Code	Deductions	Additions
Excavation at Building 'A' footprint resulted in unsuitable soils, abandoned pipe, abandoned concrete foundation requiring haul-off and import of structural fill.			
1 Joe's Backhoe Service, Inc. Invoice #7422802	02 200		\$ 57,390.00
2 General Conditions, Additional 4 Days Duration @ \$1,923.28/day	01 000		\$ 7,693.12
3 Contractor Overhead, Including Builder's Risk & General Liability Insurances, Admin.	01 000		\$ 2,170.00
Subtotal:		\$ -	\$ 67,253.12
Cost of Additions:			\$67,253.12
Cost of Deductions:		\$ -	
Subtotal			\$67,253.12
Management	0.00%		\$0.00
General Liability	0.90%		\$605.28
Contractor's Fee	10.00%		\$6,785.84
Total Change Order:			\$67,253.12

Adjustment to Schedule: 4 Days

Client's Signature: _____

Date: 8-8-2023

Jack Hsu



Contractor's Signature: _____

Date: 08/08/23



CITY OF KETCHUM
PO BOX 2315 * 191 5TH ST. * KETCHUM, ID 83340
Administration 208-726-3841 (fax) 208-726-8234

PURCHASE ORDER
 BUDGETED ITEM? ___ Yes ___ No

PURCHASE ORDER - NUMBER: 24057

To: 5507 GMD DEVELOPMENT LLC 520 PIKE STREET, STE 1010 SEATTLE WA 98101	Ship to: CITY OF KETCHUM PO BOX 2315 KETCHUM ID 83340
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P. O. Date	Created By	Requested By	Department	Req Number	Terms
12/14/2023	KCHOMA	KCHOMA		0	

Quantity	Description	Unit Price	Total
1.00	FINAL DEMOLITION COSTS FOR OLD CITY H 52-4410-7116	151,982.30	151,982.30
	SHIPPING & HANDLING		0.00
	TOTAL PO AMOUNT		151,982.30

 Authorized Signature