

Oelwein Plaza Park - Change Order #4

TIMELINE

April 18, 2023	Matt Construction uncovers extensive (undocumented) debris/rubble during excavation for container footings – notifies Landscape Architect. Matt Co. indicates debris is not suitable for reuse as backfill/structural fill as it will not pass required compaction tests and provide bearing capacity for container footings.
April 19 & 20	Confluence and Matt Co. confer via telephone and email regarding extent of debris, potential depth of excavation, and possible course of action for mitigating unsuitable soils.
April 20, 2023	Confluence issues ITC #3 providing supplemental instruction to contractor for extent of debris removal and over-excavation, specification and requirements for backfill material and testing.
June 22, 2023	Matt Construction submits Pay Application #3 along with four change orders, including CO#4 for \$131,292.73
June 22	City Administrator requests clarification from Matt Co. on CO#4.
June 23, 2023	City Administrator proposes meeting with Matt Co. and Confluence to discuss. No response from Matt Co.
June 26, 2023	City Administrator and Confluence confer. City Administrator informs council that project team is working on clarifying cost.
June 27, 2023	Matt Co. submits revised CO with ~ \$45,000 reduction due to spreadsheet mathematical error thus \$86,733.37 . <i>Delta = -\$44,559.36</i> <ul style="list-style-type: none"> • Contractor-corrected mathematical error
June 28, 2023	Confluence begins analysis of CO #4 itemized breakdown. Requests Matt Co. remove unrelated costs from CO#4.
July 12, 2023	Matt Co. provides requested supplementary information and another revised CO#4 further reducing total CO cost to \$67,741.85 . <i>Delta = -\$18,991.52 (\$63,550.88)</i> <ul style="list-style-type: none"> • Unit cost revisions • 3% Reduction in OH&P
July 24, 2023	City Administrator presents reduced costs to council.
August 9, 2023	City Administrator and Confluence meet to discuss Confluence working directly with Matt Co. on any final revisions to CO#4 and presenting to council.
Sept. 9, 2023	Confluence completed review of all documentation and met with Matt Co. to review and clarify.
Sept. 15, 2023	Matt Co. submitted final revised CO#4 (\$66,903.17) for Confluence review. <i>Delta = -\$838.68 (-\$64,389.56)</i> <ul style="list-style-type: none"> • Unit cost revisions • Unit type clarifications

KEY POINTS

1. **Unforeseen Conditions.** There were no records of abandoned foundations and fuel storage tanks.
2. **Aggressive Construction Timeline.** Substantial Completion deadline of June 30 to accommodate mid-July Chamber event.
3. **Required Work.** Known or unknown, the unsuitable soils had to be mitigated at a cost to the project which equates to high bid pricing if conditions were known or, in this case, a substantial change order.
4. **Collaborative Team.** Working together with Matt Co. we successfully reduced the total CO#4 cost by \$64,389.56.
5. **Comprehensive Analysis.** Confluence completed a comprehensive analysis of Matt Co.'s quantities and pricing and vetted that internally against other recent project costs and externally with suppliers.

SUMMARY AND RECOMMENDATION

1. The final Change Order #4 is, we believe, an **accurate reflection** of the costs of completing the work necessary to successfully mitigate the unsuitable soils discovered during construction.
2. It is our recommendation that the change order be paid in full as presented.