

# Public Works

## STAFF REPORT



**SUBJECT:** Harbin Drive Improvements Project – Change Order  
**MEETING:** Public Works Committee Meeting – 16 JAN 2024  
**DEPARTMENT:** Public Works  
**STAFF CONTACT:** Nick Williams

### RECOMMENDATION:

Staff recommends approval of Change Order Number 7 to the contract with Jay Mills Contracting, Inc. for the Harbin Drive Improvements Project for a total cost of \$48,718.75.

### BACKGROUND:

On October 4, 2021, the City of Stephenville awarded the above referenced project to Jay Mills Contracting, Inc. for the Base Bid plus Bid Alternate #1, for concrete pavement, in the total amount of \$10,097,474.50.

The project includes the reconstruction of Harbin Drive from Washington Street to the Senator Robert J. Glasgow Loop (formerly Northwest Loop). The existing roadway is being reconstructed with concrete paving, curbs and gutters, and sidewalks. Storm drainage infrastructure is being installed and existing water and sewer lines are being replaced.

### PROJECT:

Below are summaries of Change Orders #1-7.

- Change Order #1: \$24,970.79 (Approved)
  - Adjustments to reflect lowering an existing 12-inch waterline at Swan, instead of an 8-inch, as originally shown.
- Change Order #2: \$11,620.00 (Approved)
  - Realignment of approximately 560 feet of existing sanitary sewer through the cemetery due to a conflict with the regraded drainage channel alignment not originally identified during the design phase.
    - Overruns were applied to existing pay items in the amount of \$106,265.00 for a total change order impact of \$117,885.
- Change Order #3: \$534,397.50 (Approved)
  - Realignment of the storm drain and existing well line from Tarleton Street to Turner Street as requested by Tarleton State University (TSU) to accommodate construction of a Convocation Center.
- Change Order #4: \$54,395.00 (Approved)
  - Additional waterline replacement at Mimosa, Overhill, and Northwest Loop intersections not identified during design phase.
    - Overruns were applied to existing pay items in the amount of \$211,425.00 for a total change order impact of \$265,820.00.
- Change Order #5: \$32,187.00 (Approved)
  - Signalization: (- \$183,840.75)
    - Modifications to the traffic signal designs for the signal at Washington and at the signal at Northwest Loop were identified during TxDOT's final review which was completed after construction began.
  - Illumination: \$114,015.75
    - Addition of foundations, conduit, and pull boxes necessary to add street lighting in the medians along Harbin. Oncor to install poles and wiring.
  - Irrigation: \$102,012.00
    - Addition of conduit under pavement to allow for future irrigation line installation in the medians.
- Change Order #6: \$44,123.50 (Approved)
  - Adjustments that reflect the installation of concrete pavement with a monolithic curb (all one piece) instead of separate curb and gutter, resulting in a minor increase in the cost of additional concrete versus reduced labor and time for construction. Concrete paving within medians as identified in the construction plans.

- **Change Order #7: \$41,540.00 (Pending)**

- Installation of traffic signal controller and 4-signal head as identified in the construction plans. Subsurface utility investigation, additional conduit, and additional conductor lengths have been required due to existing conditions/conflicts found during construction. The proposed change order’s primary cost (\$39,500 of the \$41,540) is for the Traffic Signal Controller, which was not included in the bid proposal schedule or addressed in the specifications, nor identified in the subsequent reviews by the design engineer.
  - Overruns were applied to existing pay items in the amount of \$7,178.75 for a total change order impact of \$48,718.75.

Additional Overruns: \$190,322

- Overruns to existing line items, in addition to those identified in the change order above, have been incorporated into the project including:
  - Removal and replacement of additional paving, curb and gutter, and sidewalk due the quantities identified for replacement in the plans and specifications being insufficient to perform the work.
  - Additional replacement and installation of water mains, service lines, and fire hydrants not originally identified during the design phase.
  - Field modifications due to existing conditions/conflicts found during construction.

**FISCAL IMPACT SUMMARY:**

Below are tabulations of project costs.

	Total Amount	TSU Reimbursement	City Obligation
Original Contract	\$ 10,097,475	\$ 1,400,000	\$ 8,697,475
TSU MOU No. 2		\$ 200,000	
Approved Change Orders	\$ 701,694	\$ 534,397	\$ 167,297
Pending Change Orders	\$ 41,540		\$ 41,540
<b>Revised Contract</b>	<b>\$ 10,840,709</b>	<b>\$ 2,134,397</b>	<b>\$ 8,706,311</b>
Change Order Overruns	\$ 324,869		\$ 324,869
Additional Overruns	\$ 190,322	\$ 26,054	\$ 164,268
<b>Revised Total with Overruns</b>	<b>\$ 11,355,899</b>	<b>\$ 2,160,451</b>	<b>\$ 9,195,448</b>

The below table shows a summary of project costs.

Change Order	Change Order Amount	Amount Applied To Existing Pay Items	Total
No. 1 (Approved)	\$ 24,971		\$ 24,971
No. 2 (Approved)	\$ 11,620	\$ 106,265	\$ 117,885
No. 3 (Approved)	TSU \$ 534,397		\$ 534,397
No. 4 (Approved)	\$ 54,395	\$ 211,425	\$ 265,820
No. 5 (Approved)	\$ 32,187		\$ 32,187
No. 6 (Approved)	\$ 44,124		\$ 44,124
<b>Approved CO Subtotal</b>	<b>\$ 701,694</b>		<b>\$ 1,019,384</b>
No. 7 (Pending)	\$ 41,540	\$ 7,179	\$ 48,719
<b>Pending CO Subtotal</b>	<b>\$ 41,540</b>	<b>\$ 7,179</b>	<b>\$ 48,719</b>
Additional Overruns		\$ 190,322	\$ 190,322
<b>Total</b>	<b>\$ 743,234</b>	<b>\$ 515,191</b>	<b>\$ 1,258,425</b>

TSU agreed to cover university project costs of \$1.4 million, per Amendment #1 to the Memorandum of Understanding (MOU) executed 1/2/2022. The cost of Change Order #3, in the amount of \$534,397, plus \$200,000 for the original scope of work and \$50,000 in contingency, was authorized for reimbursement by TSU in a MOU Number 2 executed 1/3/2023.

The addition of the approved and pending change order amounts as well as the cost overruns to the original contract amount of \$10,097,475 yields a total contract amount of \$11,355,899 comprised of TSU's obligation of \$2,160,451 and the city's obligation of \$9,195,448. Original project funding was appropriated with \$8.5 million in FY21-22 bond proceeds. An additional \$807,000 was allocated from the FY21-22 and FY22-23 Annual Street Maintenance Programs to provide \$9.3 million to cover the cost of overruns for the project.

The \$9.3 million currently allocated for the city's portion of the project leaves a positive balance of approximately \$104,552 to address any additional unknowns encountered in the project.

Staff is also exploring options to incorporate brick patterns in the medians.

It is recommended that Change Order Number 7 be approved for a revised total contact amount of \$11,355,899.

**ATTACHMENTS:**

[Change Order #7](#)