

T Transportation Committee

Meeting date: July 12, 2010

Metropolitan Council Meeting: July 28, 2010

ADVISORY INFORMATION	
Date:	June 30, 2010
Subject:	Central Corridor Light Rail Transit: Construction Change Orders Greater than 5% for the 4th Street Advanced Utility Relocation Contract
Districts, Member(s):	All
Policy/Legal	
Reference:	Procurement of Construction Services
Staff	Brian Lamb, General Manager, 651-349-7510
Prepared/Presented:	Mark Fuhrmann, Deputy Gen Mgr, 651-602-1942 Rich Rovang, CCLRT Project Director, 651-602-1941
Division/Department:	Metro Transit / Central Corridor Project Office

Proposed Action/Motion

That the Metropolitan Council authorize an additional \$650,000 above the standard 5% allowable contract change order contingency to acknowledge the cost of removing and disposing of contaminated soils, extending a chilled water service to the Operation and Maintenance Facility, removal of a concrete tank structure, and relocation of areaway utilities.

Background

Subsequent to the Council bidding and awarding a contract to Carl Bolander and Sons Construction Company for the 4th Street Advance Utility Relocation Project in downtown St. Paul, several changes have occurred resulting in potential additional contract costs. These items are detailed below.

1. A Phase II environmental survey was completed after the bidding and award of this contract. This survey determined that the vast majority of soil along 4th Street is contaminated above the legal residential limits and requires disposal at a contaminated material landfill if disturbed. The contract originally accounted for a smaller amount of contaminated soil through a \$100,000 allowance. The additional estimated cost is \$400,000 for this disposal, of which approximately \$100,000 is the responsibility of District Energy/District Cooling (DE/DC).
2. In addition, CCPO staff is recommending extending chilled water lines at Broadway and 4th to the north under this contract to provide for the Council's service to the Operation and Maintenance Facility (OMF). This work was originally contemplated to be performed as a part of the OMF contract. However, installing the service at this time allows specialized crews already available under this contract to perform the work and reduces street reconstruction that would be required later. The work would be performed at a cost of \$130,000 to the project which will be recovered in bid savings by eliminating this scope in the OMF contract.

3. Staff is also recommending the removal of an existing concrete tank structure located on the future OMF site under this contract. Performing the demolition of this structure now, at an approximate cost of \$40,000, will provide the necessary time to complete the surcharging of the site once full possession of the property is completed later this year. Surcharging (loading the site with additional soil) is necessary to stabilize the soils and avoid the installation of costly piling for yard track and other structures. Performing this work now would shift the cost and scope from the OMF contract to this one.
4. The City of St. Paul is requiring property owners to relocate privately owned utilities in two existing areaways under sidewalk that will be replaced as part of the project. The property owners have asked that the City perform the relocations and assess the costs back to them. The City has agreed to this arrangement and has asked that, in order to avoid delay to the project, the work be performed under the Council's contract. The estimated cost of this work is \$80,000.00, for which the City has agreed to reimburse the Council for all costs.

	Council	DE/DC	City of St. Paul
1. Contaminated Soils	\$300,000	\$100,000	
2. Chilled Water Service	\$130,000		
3. Tank Structure Removal	\$40,000		
4. Areaway Utility Relocation			\$80,000
<i>Cost Responsibility</i>	\$470,000	\$100,000	\$80,000

With this request, the council would authorize use of an additional 5.2% change order authority based on the award value of \$12,501,161.

Rationale

Removal and disposal of the contaminated material is required in order to maintain compliance with the Council's Response Action Plan with the MPCA. Installation of the DE/DC chilled water line service while the streets are disturbed in this area is a cost effective way of providing for a future service connection. Removal of the concrete tank structure allows for future surcharging of the OMF site.

Areaway utility modifications are necessary in order for completion of the overhead catenary system and sidewalk installation. A delay in the relocation of these utilities by the property owners could result in a delay to the Council's contract.

Funding

The CCLRT Project has available funds from State GO Bonds, the Counties Transit Improvement Board, and Regional Rail Authorities for its portion of this work at an approximate cost of \$470,000 under this contract. DE/DC is responsible for approximately \$100,000 of the contaminated soils. The City of St. Paul has agreed to pay all costs for the areaway utility relocations at an estimated amount of \$80,000.

Known Support/Opposition

No known opposition.