

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	August 25, 2014
	<b>Agenda Item No.</b>	<b>8</b>
	<b>Roll Call No.</b>	<b><u>14-1283</u></b>
	<b>Communication No.</b>	<b><u>14-418</u></b>
	<b>Submitted by:</b>	<b>Pamela S. Cooksey, P.E., Interim City Engineer</b>

**AGENDA HEADING:**

Approving Change Order No. 2 with Lindner Painting, Inc. for additional work on the 9th & Locust Parking Garage Repairs, in an amount not to exceed \$89,048.32.

**SYNOPSIS:**

Recommend approval of Change Order No. 2 in an amount not to exceed \$89,048.32 with Lindner Painting, Inc., John Puelz, President, 701 S. Coddington Avenue, Suite 100, Lincoln, NE 68522 for additional work to address several deficiencies discovered during construction.

**FISCAL IMPACT:**

Amount: \$89,048.32

Funding Source: 2014-15 Capital Improvement Program (CIP), Page Parking Facilities Improvements-6, Parking Facility Rehab/Repair Program, PG016

**ADDITIONAL INFORMATION:**

On June 9, 2014, by Roll Call No. 14-0896, City Council awarded a contract to Lindner Painting, Inc. for the 9th & Locust Parking Garage Repairs. As a part of that action, Council directed the City Engineer to work with the contractor to identify reductions in the scope of the project appropriate for change order. The City Engineer worked with the contractor and identified the painting of galvanized structural steel guardrails as an item that could be delayed and deleted from the contract. Change Order No. 1 to delete the painting of galvanized structural steel guardrail was approved by the City Manager on June 10, 2014, which reduced the total contract amount from \$2,549,000 to \$2,317,500.

The drainage system at the 9th & Locust Parking Garage was originally constructed with radiant heating cable and insulation to prevent freezing during the winter. The insulation and radiant heating cable had deteriorated over time, and the contract included replacement of these items. As part of this repair project, an analysis of replacing the insulation with 1-inch thick insulation to match the existing, or upgrading to 2-inch insulation for energy savings was performed. Upgrading from 1-inch to 2-inch insulation will reduce the electric cost for the parking garage by approximately \$350 per month. It was felt that the \$17,325 cost of upgrading the insulation to 2-inch was cost effective with a payback period of less than 10 years.

The plans identified locations of damaged drainage pipe to be replaced based on visual observations. After the insulation was removed from the existing drainage system, additional broken pipes and fittings were found. The limits of the additional pipe and fitting replacement have now been determined and cost for this work is \$10,863.32. The damage to the drainage system was likely caused by the existing radiant heating cable being undersized. The plans included new radiant heating cable to address this concern, but the circuits providing power to the radiant heating cable need to be upgraded. Additional circuits from the lower level will be required to properly supply power and comply with building code. The lump sum cost for this work is estimated to be \$25,000.

This repair contract also included surface preparation and painting of the structural steel beams in the parking garage. When the old paint was removed to prepare the steel for new painting, extensive corrosion of a beam on the 5th level was found. The corrosion is so severe that replacement of the web of the beam is required. The removal and replacement of the corroded web requires that the beam be shored to ground level, as the bearing capacity of the structure below cannot carry the added load from the shoring. The lump sum cost for shoring and beam web replacement is \$35,860. Based on conditions found to date, additional structural repairs are anticipated as work proceeds.

#### **PREVIOUS COUNCIL ACTION(S):**

Date: June 9, 2014

Roll Call Number: [14-0895](#) and [14-0896](#)

Action: [On](#) 9th & Locust Parking Garage Repairs: Resolution approving plans specifications, form of contract documents, Engineer's Estimate and designation of lowest responsible bidder as Lindner Painting, Inc., (John R. Puelz, President), \$2,549,000. ([Council Communication No. 14-263](#)) Moved by Coleman to adopt. Motion Carried 7-0.

- (A) [Approving](#) contract and bond, and permission to sublet. Moved by Coleman to adopt; the City Engineer will work with the contractor to identify reductions in the scope of the project appropriate for change order and will notify the Council of any changes to the contract prior to issuing the Notice to Proceed. Motion Carried 7-0.

Date: May 5, 2014

Roll Call Number: [14-0674](#)

Action: Ordering construction of the following:

- (B) [9th](#) & Locust Parking Garage Repairs: Receiving of bids, (5-20-14), Setting date of hearing, (6-9-14), Construction estimate, \$2,057,900. ([Council Communication No. 14-193](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

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