



MEMO

To: Bloomfield Mayor Wiegand and City Council

From: Larry Stevens, PE

Subject: Request for Additional Construction Phase Services Fees – North Street Paving and 2020 Asphalt Paving Project

Date: December 14, 2020

Thank for considering paying additional fees for the construction phase services for the North Street Paving Project and the 2020 Asphalt Paving Project.

North Street Paving Project:

Based on previous experience from many PCC paving projects, I estimated having a construction observer on the project for Eight 40-hour weeks. With weather delays and other interruptions, this effort would obviously be spread over a longer period of time, but the total effort should be similar. The following cost breakdown was proposed in the CPS contract with the City:

- Staking (Subconsultant) - \$12,000
- Project submittal reviews - \$3,000
- On-Call Services (Plan interpretations, construction guidance, change orders, site visits, progress payments, final close-out, and record drawings) - \$4,000
- Construction Observation - \$31,000 (8 X 40 hours @ \$97/hour)
- **Total = \$50,000**

Fees are billed on actual time spent doing the various tasks. Since much of the work and time required is not controlled by HR Green staff, the total effort is presumed to be an estimate.

The following are the current actual costs, as of 12/7/20:

- Staking (Subconsultant) - \$0 ((Max \$12,000 outstanding)
- Project submittals, On-call Services, and Miscellaneous - \$22,376.50
- Construction Observation - \$41,189.50
- **Total = \$63,566.00 currently, up to \$75,566.00 with max. staking by subconsultant**

Why the over-run on construction phase services?

- Construction period much longer than expected
 - HR Green estimated eight weeks of construction; Contractor estimated six weeks of construction
 - The actual time from start to substantial completion, October 1, was 20 weeks
 - 320 hours of observation time was planned; 371.5 hours have been spent to date
- Contractor guidance was much more than anticipated; Concrete subcontractor inexperienced with street paving and SUDAS requirements
- Utility conflicts to resolve
 - Shallow water services
 - Telecommunications multi-conduit conflict with storm sewer at Columbia was not located
 - Desire to eliminate storm sewer and conflict required intersection drainage redesign

- Poor subgrade soils and wet conditions encountered in a number of locations that required remediation

Requested additional Construction Phase Services Fees:

HR Green anticipates over \$25,000 in additional costs for the construction phase services, with the outstanding staking costs. HR Green requests this over-run be split with the City, and the contract amount be increased by \$12,000.

2020 Asphalt Paving Project:

It was estimated the project would be completed over a six week period, so the construction observation was anticipated to be Six 40-hour weeks. With weather delays and other interruptions, this effort was anticipated to be complete in a couple months. The following cost breakdown was proposed in the CPS contract with the City:

- Staking (Subconsultant) - \$10,000
- Project submittal reviews - \$2,000
- On-Call Services (same as for the North Street Project) - \$4,000
- Construction Observation - \$24,000 (6 X 40 X \$100/hour)
- **Total = \$40,000**

Again, fees are billed on actual time spent doing the various tasks. This time is dependent on the Contractor's schedule, contractor knowledge, unknown and unforeseen problems, and other variables.

The following are the current actual costs, as of 12/7/20:

- Staking (Subconsultant) - \$1,734 (Max. of \$10,000, with \$8,266 outstanding)
- Project submittals, On-call Services, and Miscellaneous - \$9,393
- Construction Observation - \$45,961
- **Total = \$57,088 currently, up to \$65,354 with max. staking by subconsultant**

Why the over-run on construction phase services for this project?

- City added additional work to the project
 - Six additional blocks of asphalt resurfacing, additional 14% more HMA
 - Additional concrete work was added
 - Curb and gutter replacement increase from 1,828 LF to 2,991 LF, 63% increase
 - Sidewalk and Ramp reconstruction increase from 316 SY to 392 SY, an increase of 24%
 - Full-depth PCC patches increased from 300 SY to 463 SY, and increase of 54%
 - A total of \$280,000 of additional work was completed, an increase in the contract amount of 19%
- 430 hours of construction observation were required, instead of the estimated 240 hours
 - The work was spread over more than 13 weeks, with two inspectors required during the HMA work due to two contractors working simultaneously on the PCC and HMA work

Requested additional Construction Phase Services Fees:

HR Green anticipates over \$25,000 in additional costs for the construction phase services for this project, with the outstanding staking costs. HR Green requests this over-run be split with the City, and the amount be increased by \$12,000.

Cc: File