



City Council Report

Date: May 7, 2012
To: City Council
Through: Kari Kent, Deputy City Manager
From: Elizabeth Huning, City Engineer
Subject: Downtown Utility Improvements
City Project 10-458-001
District 4

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to request Council approval to increase the contract amount of this project to pay for changes due to differing site conditions that were discovered during the construction phase. It is recommended that Council increase the contract amount by \$15,000.00.

Background

Council awarded a contract to The Fishel Company for Improvements to the Downtown Utilities on May 16, 2011 to replace the utilities within the alleys. The original contract amount was \$1,860,418.85 plus \$186,041.89 (10%), for possible change orders, for a total contract award of \$2,046,460.74.

Discussion

The scope of this project was to replace the aging water, gas, sewer, and storm drain lines throughout the downtown alleys, located north and south of Main Street between Robson and Center Street. During the design phase of this project, all available information was used to identify existing utilities, and design around known utility conflicts. However, considering the age (70+ years old) of some of the existing utility lines, "as-built" information was limited, (if available at all), and although some additional conflicts were anticipated, a high number of unidentified conflicts were encountered. Addressing these conflicts required quick redesigns in the particularly tight constraints of the alley right-of-way, leading to higher than anticipated project costs.

These differing site conditions resulted in a total cost to the project of \$201,041.89, consisting of \$186,041.89 previously awarded for change orders and an additional \$15,000.00 being requested at this time to close out the construction contract.

Alternatives

An alternative would have been to build the project per the original design and have the private utility owners relocate their facilities at some later date. This was not recommended since it would take the utilities extensive time to coordinate, design, permit and construct new facilities. In addition, some of the unknown utilities are City-owned facilities. This was not recommended since several new businesses located in the downtown area were waiting to get the upgraded services to be able to expand their business and it would result in numerous cuts in the brand new asphalt.

Fiscal Impact

The recommended increase is \$15,000.00 for a new total project cost of \$2,061,460.74. Funding is available from the existing (FY 11/12) Water Bond program.

Coordinated With

The Water Resources Department concurs with this recommendation.