



City Council Report

Date: July 3, 2023
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Lance Webb, Assistant City Engineer
Subject: Warner Road Lift Station
City Project No. C05007
District 6

Purpose and Recommendation

The purpose of this report is to request City Council approval to increase the change order allowance amount for this project to cover the cost of unforeseen improvements to the pump station wet well, the pumps, the inlet sewer pipe, and radio communications to the site. It is recommended that Council increase the project change order allowance from 10% to 22%. This will cover additional costs incurred for the additional scope and related overages. The increase to the project change order allowance will be \$460,000.00. The original approved contract amount was \$3,915,925.97 and a new total authorized change order allowance in the amount of \$851,593.00 (22%) is recommended (See Exhibit "A" for the project location).

Background

On October 4, 2021, the City Council awarded the Warner Lift Station project to Garney Construction (Contractor) for a total authorization of \$4,307,518.57. This amount was comprised of the Guaranteed Maximum Price (GMP) contract for construction of \$3,915,925.97 and a change order allowance in the amount of \$391,593.00 (10%).

This lift station was originally built in 2001. Due to its age and exposure to the corrosive wastewater environment, the lift station required renovation and updating.

Discussion

During construction, several unforeseen issues were identified by the contractor that could not have been determined during the design phase. Upon accessing the existing wet well to apply a corrosion-resistant coating, staff determined that the wet well was in very poor condition and would require additional rehabilitation efforts beyond the scope of work defined in the GMP contract. In addition, it was discovered during startup of the lift station that the existing 36-inch inlet sewer pipe into the wet well had significant cracking that resulted in leakage. Because of the potential of public health and safety concerns, Garney Construction had to perform an emergency repair of the sewer pipe to stop the line leakage. Trenchless technology was used to make the repair because of the depth and location of the pipe.

It was also discovered during startup operations that the radio communication signal to the lift station site had been obstructed by the construction of new buildings in the area. The lift station could not properly communicate with the City's Utilities Control Center (UCC) because of the radio signal interference with the buildings. A new radio path survey study had to be performed to establish communication with the site. These unforeseen repairs delayed the start up of the lift station.

The existing lift station was being bypassed with temporary pumps during construction. The sewer bypass pumping system had to be extended so that these unforeseen conditions could be addressed. This resulted in additional costs to keep the bypass pumping in place during the delays. Additionally, City Staff requested that a spare pump be procured for redundancy purposes at the lift station. The total cost of the additional work is \$460,000, resulting in the need for additional Council approval.

Alternatives

An alternative is to reject the request for additional change order authorization to complete the work. This is not recommended because the additional work is required for the safe and reliable operation of the lift station.

Fiscal Impact

The new authorized amount of \$4,767,518.97 is comprised of the original authorized amount of \$3,915,925.97, and \$851,593 for the added scope-of-work as a change order allowance.

This project is funded by Water Revenue Obligations, Wastewater Revenue Obligations and Gas Utility Revenue Obligations.

Coordinated With

The Water Resources Department and Energy Resources Department concur with this recommendation.