



Agenda Statement

File #: 19-0273 **Version:** 1
Type: New Business **Status:** Passed
File created: 6/11/2019 **In control:** City Council
On agenda: 7/2/2019 **Final action:** 7/2/2019
Title: Approval of Change Order #5 to Orion Construction, Inc., for the Valdez Swimming Pool Renovation project in the Amount of \$187,367.46

Sponsors:

Indexes:

Code sections:

Attachments: 1. CHANGE ORDER #5 glycol, 2. City of Valdez High School-Boiler Glycol Replacement CCO, 3. VHS Glycol Replacement 100% Drawings 2019-04-25

Date	Ver.	Action By	Action	Result
7/2/2019	1	City Council	approved	Pass

ITEM TITLE:

Approval of Change Order #5 to Orion Construction, Inc., for the Valdez Swimming Pool Renovation Project in the Amount of \$187,367.46

SUBMITTED BY: Scott Benda, Senior Project Manager

FISCAL NOTES:

Expenditure Required: \$187,367.46
Unencumbered Balance: \$1,037,795.88
Funding Source: 350-0310-55000.1419

RECOMMENDATION:

Approve Change order #5 to Orion Construction, Inc., for the Valdez Swimming Pool Renovation project in the Amount of \$ 187,367.46

SUMMARY STATEMENT:

This project derives from a condition relative to overheated/burned glycol in the boiler system. It is believed the boilers were turned up to increase the temperature of the pool and to compensate for a few cold class rooms. The compromised glycol was clogging valves and the acidic nature of the fluid was causing other components to fail leading to inefficiencies in the heating system and numerous mechanical failures at both the pool and the high school.

Replacing the glycol, in conjunction with rebalancing the high school, and allowing the controls

system to operate as designed will prevent this issue in the future.

Project Description: This project will drain out and replace the existing glycol in the high school hydronic system. Additional work will include replacing the existing pressure tanks, all of the flow control cartridges and install a filtration system.

This is a unique situation in which the work requires taking the boilers out of service resulting in no heat or hot water in the school. The work has to be done over the summer when school is not in session. Due to the active construction in the pool and needing to get the water heated to bring the pool back into operation at the end of July, it was determined that the best way to manage the scheduling and the work is to have Orion Construction act as the general contractor and subcontract the work out to a specialty mechanical contractor. This allows Orion to manage the sub, schedule, and serve as a single point of contact for a complex integration. Valley Mechanical is very experienced with the VHS facility and the systems having done major mechanical renovation work at the school in the recent past.

Construction Schedule: The Contractor has until July 31, 2019, to complete construction. The expected start date is the week of June 24.

Liquidated Damages: \$1,500 per day

Bidding: Orion Construction requested three quotes for the work. Valley Mechanical, Sheet Metal Inc., and KSK Mechanical responded that they were interested. The request for quotes period was 15 days. Two quotes were received and Valley Mechanical submitted the low number. KSK Mechanical did not submit a number.

Engineer's Estimate: Under \$200,000.

Design Review Stakeholders: Nathan Duval, Craig Chafer, Scott Benda, Brian Pekar, P.E. with RSA Engineering.