



## Agenda Statement

**File #:** 22-0368 **Version:** 1  
**Type:** New Business **Status:** Passed  
**File created:** 6/29/2022 **In control:** City Council  
**On agenda:** 7/5/2022 **Final action:** 7/5/2022  
**Title:** Approval of Change Order with Wolverine Supply Inc., for Valdez Elementary & High School Water Piping Replacement in the amount of \$111,710.13.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CO #3 GMS waterpiping, 2. Final Report - Gilson Middle School CPVC Piping Failure Analysis 030221, 3. RFP #4 - MS Re-Piping, 4. GMS Piping Repairs Drawings - 100%

| Date     | Ver. | Action By    | Action   | Result |
|----------|------|--------------|----------|--------|
| 7/5/2022 | 1    | City Council | approved | Pass   |

### **ITEM TITLE:**

Approval of Change Order with Wolverine Supply Inc., for Valdez Elementary & High School Water Piping Replacement in the amount of \$111,710.13.

**SUBMITTED BY:** Scott Benda, Senior Project Manager

### **FISCAL NOTES:**

Expenditure Required: \$111,710.13

Unencumbered Balance: \$60,500 & \$111,075

Funding Source: 350-0310-55000.1809 & 350-0310-55000.1810

### **RECOMMENDATION:**

Approve the Change Order with Wolverine Supply Inc., for Valdez Elementary & High School Water Piping Replacement in the amount of \$111,710.13.

### **SUMMARY STATEMENT:**

Change Order Description: The Gilson Middle School has experienced numerous water leaks since original construction in '14. The school was plumbed with commercial grade, modern plastic piping, specifically, chlorinated poly vinyl chloride (CPVC) pipe. The first leak occurred in the boiler room a couple weeks after the school opened and was attributed to a fitting that was incorrectly glued together. Over the years other leaks occurred at other fittings resulting in localized water damage. In the spring of '21 a mechanical engineer was contracted to investigate the cause of the leaks. His report is attached. His findings concluded that thermal expansion and contraction in conjunction with incorrectly braced and supported piping was the cause. Contributing to that was an operational policy to turn off the hot water recirculating system during times the building was not occupied. This created

a situation where the pipes would expand and contract with the temperature swings.

This change order will correct the bracing and pipe support issues throughout the school. Modifications and repairs have been designed (see attached drawings). Wolverine Supply with their mechanical subcontractor Valley Mechanical are the contractors who recently hold the contract for the water piping replacement work in both HHES and VHS. They have previously worked inside GMS and are familiar with the facility. They actually performed some of the leak repairs since original construction. They are not the same contractor that did the plumbing work during original construction.

**Construction Schedule:** The work will be substantially complete before the start of school in mid-August.

**Other Project Notes:** The contractor has checked on the availability of materials and with the exception of a tempering valve, the materials are available off the shelf. The lead time for the tempering valve is compatible with the schedule.

**Budget:** The original budget for this project was \$3.5 million. The bidding climate at the time was extremely favorable to the project with the low bid coming in at \$1,044,000. Adequate budget funds remain to cover this additional work.

The project still has about half of the \$125k contract contingency remaining and the only other change orders on the project were for time extensions due to COVID and supply chain delays. The approximately \$65k in the already approved contract contingency account can be used to offset the total cost resulting in a net add to the contract of approximately \$50k.