



City of Galveston

CAPITAL PROJECTS STAFF REPORT

Date August 12, 2021

To: City Manager
Mayor and City Council Members

From: J. Dudley Anderson, Architectural Project Manager

Project Location: Various Locations

Project: Downtown Pedestrian Transit
Improvements

Request:

Consider approval of Change Order #1 to the contract with Main Lane Industries, Ltd. for the Downtown Pedestrian Transit Improvements project decreasing the contract by \$33,452.90 from the amount of \$897,240.00 to the amount of \$863,787.10. Authorizing the City Manager to execute all necessary documents upon final approval by the City Attorney.

Prior Council Action

A. Council awarded Main Lane Industries, Ltd. the contract for the construction of the Downtown Pedestrian Transit Improvements on September 19, 2019 in the amount of \$897,240.00

Background

- A. This change order request reconciles unused bid items and provides for additional bid items required to complete the construction of the project.
- B. Various changes were related to actual existing field condition accommodations. There were several locations where improvements had been made in the time frame between design and construction. This resulted in decreasing existing bid items that were not needed.
- C. Pedestrian safety became a concern in three locations of installed handicap ramps where high curbs resulted in larger drop-offs. To remedy this safety issue, railings were added to these locations.
- D. The proposed work and additional time associated with the reconciliation of the project are items that have been identified and recommended by a combination of City staff and the Third-Party Consultant.





City of Galveston

CAPITAL PROJECTS STAFF REPORT

Fiscal Impact Report

Funding Source	Amount
Original Council Approval TXDOT	\$402,500.00
Original Council Approval FTA	\$494,740.00
Change Order #1 TXDOT	(\$84,051.00)
Change Order #1 FTA	\$50,598.10
Total	\$ 863,787.10

Alternatives

- A. Approve change order #1 to the contract with Main Lane Industries, Ltd. for a total decrease of \$33,452.90 for reduction in unused bid items and additional scope of work needed during construction operations of the Downtown Pedestrian Transit Improvements.
- B. Do not approve the change order.

Staff Recommendation

Approve change order #1 to the contract with Main Lane Industries, Ltd. for the Downtown Pedestrian Transit Improvements for a cumulative deductive amount of \$33,452.90.

Attachments

- Change Order #1 Form
- Consultant Recommendation





City of Galveston

Downtown Pedestrian Transit Improvements

Contract Change Order Number 1

Consultant Address: The Goodman Corporation 3200 Travis Street Houston, TX 77006 Phone No.: 713-951-7951	Owner Address: City of Galveston 823 Rosenberg Galveston, TX 77550 Phone No.: 409-797-3966	Contractor Address: Main Lane 14115 Luthe Rd, Suite 100 Houston, TX 77039 Phone No.: 404-538-3292 Agreement Date: 9/17/2020
<u>Change in Contract Price:</u>		<u>Change in Contract Time (Calendar Days):</u>
Original Contract Price: \$ 897,240.00		Original Contract Time: 150 days
Previous Change Order(s): No. ~ to ~ No. \$ 0.00		Net Change From Previous Change Orders: 0 days
Contract Price Prior to this Change Order: \$ 897,240.00		Contract Time Prior to this Change Order: 150 days
Net Increase/Decrease of this Change Order: \$ (33,452.90)		Net Increase/Decrease of this Change Order: 220 days
Contract Price With all Approved Change Orders: \$ 863,787.10		Contract Time With all Change Orders: 370 days
Cumulative Percent Change in Contract Price (+/-): - 3.73%		Construction Contract End Date: (mm/dd/yy) 8/01/2021

CONSULTANT
RECOMMENDED:

By: John D. Carrara, Jr.
THE GOODMAN CORPORATION

Date: August 3, 2021

OWNER
APPROVED:

By: _____
CITY OF GALVESTON

Date: _____

CONTRACTOR
ACCEPTED:

By: [Signature]
MAIN LANE INDUSTRIES

Date: August 4, 2021

NOTE: A cumulative change in the contract price in excess of 25% cannot be reviewed.





**THE GOODMAN
CORPORATION**
TBPE NO. F-19990

HOUSTON: 3200 Travis Street
Suite 200
Houston, TX 77006

AUSTIN: 911 W. Anderson Lane
Suite 200
Austin, TX 78757

PHONE: (713) 951-7951

MEMO

THEGOODMANCORP.COM

DATE: August 2, 2021
TO: Dudley Anderson, Trina Jankowski, Jessica Krug
FROM: John Carrara
SUBJECT: Galveston Downtown Pedestrian Transit Improvements Project
Main Lane Industries Final Close-Out Change Order (Revised).

The project has reached completion and all punch-list items have been addressed. Along the way there have been several modifications to the Main Lane Industries work scope and quantities. Some of the changes were related to actual observed field conditions evaluating site surroundings and the needs of adjacent businesses or property owners. Several of the changes were made because of the management decision to remove work along 23rd Street from the project in favor of a separate project being developed for that street. Because of incomplete instructions in the plan set and relocated attractions, several of the signs were required to be re-made to properly indicate locations. Finally, in the interest of an abundance of caution regarding pedestrian safety near three newly installed ramps in areas where high curbs resulted in larger drop-offs than pedestrians would normally expect, safety railings were added to the contract and installed based upon observation of site conditions. Changes include the following:

- Reduced amount of concrete demolition.
- Less new concrete sidewalk installed.
- Less demolition of alley pavement
- Less new pavement across alleys.
- Less new concrete curbing.
- Fewer standard concrete wheelchair ramps
- Fewer high-curb concrete wheelchair ramps
- Reduced amount of fill/topsoil/mulch in tree wells
- Fewer street name signs
- Fewer wayfinding signs
- Less historic stone pavement replaced.
- Railings added to project scope at three locations (246 linear feet)
- Redo of 6 street name signs and 24 wayfinding signs.

The following table summarizes the changes and the resulting cost decreases and increases.

GALVESTON DOWNTOWN PEDESTRIAN TRANSIT IMPROVEMENT PROJECT									
MAIN LANE INDUSTRIES FINAL CLOSE OUT/RECONCILIATION CHANGE ORDER									
August 2, 2021									
SCHEDULE OF VALUES ITEM NUMBER	ITEM DESCRIPTION	ORIGINAL BID QUANTITY	UNIT	BID UNIT PRICE	FINAL INSTALLED QUANTITY	QUANTITY CHANGE	CONTRACT AMOUNT CHANGE	TxDOT AMOUNT CHANGE	FTA AMOUNT CHANGE
6	Concrete Demolition	34,546	SF	\$1.00	26,202	-8,344	-\$8,344.00	-\$8,344.00	\$0.00
7	New Concrete Sidewalk	24,667	SF	\$11.00	24,653	-14	-\$154.00	-\$154.00	\$0.00
8	Alley Sidewalk Demolition	704	SF	\$3.00	343	-361	-\$1,083.00	-\$1,083.00	\$0.00
9	New Alley Concrete Sidewalk	704	SF	\$10.00	343	-361	-\$3,610.00	-\$3,610.00	\$0.00
10	New Concrete Curb	2,900	LF	\$25.00	2,536	-364	-\$9,100.00	-\$9,100.00	\$0.00
11	New Concrete Ramp (standard curb)	36	EA	\$2,000.00	20	-16	-\$32,000.00	-\$32,000.00	\$0.00
12	New Concrete Ramp (high curb)	13	EA	\$2,500.00	6	-7	-\$17,500.00	-\$17,500.00	\$0.00
13	Fill/Topsoil/Mulch	2,150	SF	\$6.00	1,612	-538	-\$3,228.00	\$0.00	-\$3,228.00
A1	Street Name Signs	72	EA	\$300.00	56	-16	-\$4,800.00	\$0.00	-\$4,800.00
A2	Wayfinding Signs	108	EA	\$300.00	88	-20	-\$6,000.00	\$0.00	-\$6,000.00
A4	Historic Stone Sidewalk	3,113	SF	\$5.00	661	-2,452	-\$12,260.00	-\$12,260.00	\$0.00
WCD #1	Safety Railings Near Ramps (added)	0	LF	\$239.10	246	246	\$58,818.60	\$0.00	\$58,818.60
WCD #2	Remade and Installed Signs	0	EA	\$193.58	30	30	\$5,807.50	\$0.00	\$5,807.50
NET CONTRACT AMOUNT CHANGE							-\$33,452.90	-\$84,051.00	\$50,598.10
ORIGINAL CONTRACT AMOUNT							\$897,240.00		
FINAL CONTRACT AMOUNT							\$863,787.10		
NET CONTRACT CHANGE							-3.73%		

Addition of the railings to the project was authorized by a Work Change Directive issued March 16, 2021. Redo of the signs was approved June 8, 2021.

The net change is a reduction in the total contract amount of 3.73% which is within the 25% state limit for construction contract change orders. Funding for the contract (notice to proceed, July 27, 2020; purchase order P2008003) is provided by the Federal Transit Administration (FTA), TxDOT, and City matching funds. Note that the net amount required from the TxDOT grant will be reduced by \$84,051.00 and the net amount required from the FTA grant will be increased by \$50,598.10.

Per TxDOT regulations, the City was not able to include the planned tree planting, bicycle racks, and trash receptacles in the current contract. Sufficient funds remain within the FTA grant authority to purchase and install those items. They should be pursued over the next few months.

**Downtown Pedestrian Transit Improvements
Change Order #1**

Item No.	Description	Unit Rate	Bid Quantity	Unit of Measure	Original Scheduled Value	Revised Bid Quantity	Revised Scheduled Value	TXDOT Change	FTA Change
6	Concrete Demolition	\$ 1.00	34546	LF	\$ 34,546.00	26202	\$ 26,202.00	\$ (8,344.00)	
7	New Concrete Sidewalk	\$ 11.00	24667	LF	\$ 271,337.00	24653	\$ 271,183.00	\$ (154.00)	
8	Alley Sidewalk Demolition	\$ 3.00	704	SY	\$ 2,112.00	343	\$ 1,029.00	\$ (1,083.00)	
9	New Alley Concrete Sidewalk	\$ 10.00	704	SY	\$ 7,040.00	343	\$ 3,430.00	\$ (3,610.00)	
10	New Concrete Curb	\$ 25.00	2900	SY	\$ 72,500.00	2536	\$ 63,400.00	\$ (9,100.00)	
11	New Concrete Ramp (standard curb)	\$ 2,000.00	36	SY	\$ 72,000.00	20	\$ 40,000.00	\$ (32,000.00)	
12	New Concrete Ramp (high curb)	\$ 2,500.00	13	SY	\$ 32,500.00	6	\$ 15,000.00	\$ (17,500.00)	
13	Fill/Topsoil/Mulch	\$ 6.00	2150	SY	\$ 12,900.00	1612	\$ 9,672.00	\$ -	\$ (3,228.00)
A1	Street Name Signs	\$ 300.00	72	SY	\$ 21,600.00	56	\$ 16,800.00	\$ -	\$ (4,800.00)
A2	Wayfinding Signs	\$ 300.00	108	SY	\$ 32,400.00	88	\$ 26,400.00	\$ -	\$ (6,000.00)
A2-1	Wayfinding Signs (Remade and Installed)	\$ 5,807.50	0	LS	\$ -	1	\$ 5,807.50		\$ 5,807.50
A4	Historic Stone Sidewalk	\$ 5.00	3113	SY	\$ 15,565.00	661	\$ 3,305.00	\$ (12,260.00)	
WC1	Safety Railings Near Ramps	\$ 239.10	0	SY	\$ -	246	\$ 58,818.60		\$ 58,818.60
								\$ (84,051.00)	\$ 50,598.10
TOTAL CHANGE REQUEST									\$ (33,452.90)