THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: January 12, 2021

Subject: Jake Rusher Park Project- Construction Contract Increase

Staff Resource(s): Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the City Manager to execute an amendment to the construction contract with Carolina Specialties Construction of Hendersonville for the Jake Rusher Park Project.

Background:

- Extensive unsuitable soils, unexpected buried building debris, and pervasive groundwater were encountered during the installation of the stormwater system at Jake Rusher Park.
- Geotechnical analysis was performed on the site prior to construction.
- Summer rainfall events elevated the groundwater table and had a significant impact on the soil conditions encountered while burying the storm pipe.
- Changed site conditions resulted in excavations that filled with water which was not expected based upon the geotech analysis.
- Dealing with these unexpected site conditions required changes in the pipe installation methodology. A stone base and drains were required to provide a suitable substrate on which to install the pipe.
- Old boilers were also found buried on the site. This equipment was a remnant of a previous site use.
- This was an unexpected discovery but the debris had to be removed in order to complete the work on this site.
- There was no expectation that this type of debris would have been left buried from a previous use.
- These changes resulted in prices that exceeded the originally approved contract and contingency of $1,072,801 by $110,000.
- The original contracted completion date was October 2020. Due to the challenges described in this staff report and other weather related delays, the project will now be completed in the spring of 2021.

Vendor Outreach Efforts:

- This is a change to an existing contract.

Council Goal(s):

- A well planned and livable community.

Committee(s):

- None.

Pro(s):

- Provide needed infrastructure improvements for this South Asheville park which are scheduled for completion in the spring of 2021.

Con(s):

- Unexpected increase in the project cost.
- Unexpected extension of the project schedule.

Fiscal Impact:

- Funding for this contract amendment will come from the Capital Improvement Program (CIP) contingency budget that was previously approved as part of the Fiscal Year 2020-21 Adopted Budget.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to execute an amendment to the executed construction contract with Carolina Specialties Construction, LLC, in the amount of $110,000 for the

Jake Rusher Park Improvements project; with further authorization for the City Manager to execute any change orders that may arise during the remainder of the project up to the amount of $20,000 for total construction contract amount not to exceed $1,202,801.

Attachment(s)

- Resolution
- Photo Documentation

RESOLUTION NO. 21- _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE CONSTRUCTION CONTRACT WITH CAROLINA SPECIALTIES CONSTRUCTION, LLC, FOR THE PROJECT KNOWN AS JAKE RUSHER PARK PROJECT.

WHEREAS, the City of Asheville has authority pursuant to Article 2 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, the City desires to amend a contract to Carolina Specialties Construction, LLC, for the construction services for Jake Rusher Park Project; and

WHEREAS, pursuant to N.C.G.S. § 143-129, bids were solicited for the Jake Rusher Restroom and Parking project, City of Asheville Project # 298-X1706**;** and

WHEREAS, Carolina Specialties Construction, LLC of Hendersonville, NC was awarded the contract in the amount of $1,072,801, but unexpected and changing site conditions have led to an increase in costs for construction services related to the stormwater portion of Jake Rusher Project; and

WHEREAS, the amount of the additional costs are $110,000, and funding for the project is allocated within the GO Bond Program Fund and CIP budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to amend the executed construction contract with Carolina Specialties Contractors, Inc. in the amount of $110,000, for the Jake Rusher Park Improvement project; with further authorization for the City Manager to execute any change orders that may arise during the remainder of the project up to the amount of $20,000, for a total construction contract amount not to exceed $1,202,801.

Read, approved and adopted this 12th day of January, 2021.

_____ _____

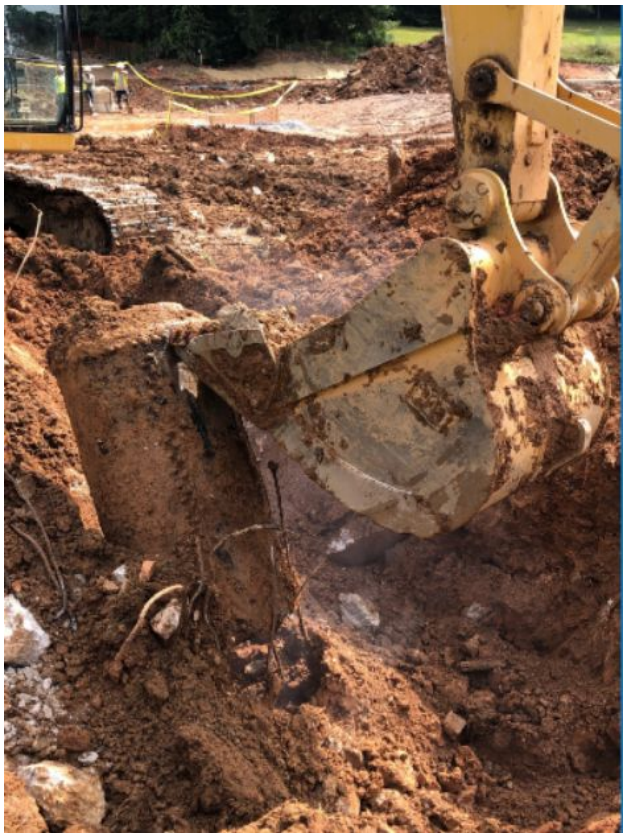
City Clerk Mayor

Approved as to form:

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City Attorney

Construction Images:










Stone between
catch basin #1
and #2


Undercut and removed
gray unsuitable soils
between C4 and C5.


Structure and section
of existing pipe
removed in order to
install HCI-E2 basin.
Existing pipe


After removal of
obstructions


Stone around C5
Structure headed
inward C6