



MAYOR

Richard E. Roquemore

CITY ADMINISTRATOR

Michael E. Parks

CITY COUNCIL

Robert L. Vogel III

Taylor J. Sisk

Jamie L. Bradley

Joshua Rowan

**CITY OF AUBURN
MAYOR and CITY COUNCIL**

Meeting

July 25, 2024

6:00 PM

Council Chambers

1 Auburn Way

Auburn, GA 30011

WORKSHOP

1. Water Treatment Facility Change Order Notification- Jim Aton
2. Community Redevelopment Tax Incentive Program – Jack Wilson
3. Discussion of Existing Tree Ordinance – Sarah McQuade
4. Citizen Comments on Agenda Items

Executive Session- Pending Litigation and Potential Real Property Acquisition

ADJOURNMENT

Agenda subject to change prior to meeting



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AGENDA ITEM: 1

TO: Mayor and Council

FROM: Jim Aton
Hussey Gay Bell

DATE: July 25, 2024

PURPOSE: For approval of Change Order No. 1 associated with the Heavy Constructors Contract

BACKGROUND: Heavy Constructors is under contract to complete the water treatment facility. According to the contract, any change order should be approved by the Mayor and Council. The change order being presented is a reallocation of funds within the given contract. The funds will be reallocated from contingency for unexpected expenditures associated with the reasons stated in Change Order No. 1. The contingency funds are part of the overall budgeted contract that was approved previously by the city. Because the contingency funds were budgeted for unexpected expenses there will be no additional cost related to the contract.

RECOMMENDATION: To approve Change Order No. 1 for the Heavy Constructors contract.

FUNDING: GEFA

ATTACHMENTS: Included

Change Order No. 1

Project Name: Auburn Drinking Water Treatment Plant	HGB Project No.: 22-0033-WWS
Project Owner: City of Auburn, City Hall, One Auburn Way, Auburn, GA, 30011	Owner's Purchase Order #23-005
Project Contractor: Heavy Constructors, 1596 Low. Roswell Rd, Marietta, GA, 30068	Owner's Project No.: 002-22
	Date of Issuance: 7-8-2024
	Date of Contract: 8-4-2022
	Contract Period: 8-4-22 to 3-11-2024



The following Change Order items are based on necessary changes Contract Time

Item	Description of Changes	Qty.	Contract Cost/Unit	Change in Contract Cost	Change in Days
Additions					
1	Removal & Replacement of Unsuitable Soil	1	\$3,200.00	\$3,200.00	0 days
2	Trash Haul Off	1	\$9,756.00	\$9,756.00	0 days
3	WTP Building Metal Interior Liner Panels	1	\$14,660.00	\$14,660.00	0 days
4	Strengthen Roof for Solar Panels	1	\$25,841.00	\$25,841.00	0 days
5	City's Equipment Storage During Construction	1	\$26,586.00	\$26,586.00	0 days
6		1		\$0.00	0 days
7		1		\$0.00	0 days
8		1		\$0.00	0 days
Deductions					
?	Move Office Trailer to Owner's Contingency			-\$20,000.00	0 days

Total Change	\$60,043.00	156 Days
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The contract time, start date and completion date have been changed by the owner because of delays caused by State Environmental Review Process and Funding Requirements. Listed improvement will be paid out of contingency with no change in the GMP. See Attachment.

Summary: it is agreed to modify the Contract referred to above as follows:

Contract Price prior to this Change Order	\$16,035,193.00	Contract Time prior to this Change Order	585 Days
Net Increase (decrease) of this Change Order	\$60,043.00	Net Increase (decrease) of this Change Order	156 Days
Revised Contract Price with all approved Change Orders	\$16,095,236.00	Revised Contract Time with all approved Change Orders	156 Days 11-30-24

The changes included in this Change Order are to be accomplished in accordance with the terms, stipulations and conditions of the original Contract as though included therein.

Accepted for Contractor by:		Date:	7/18/24
Recommended for Approval by:	Hussey Gay Bell & DeYoung, Inc.	Date:	7-18-24
Approved for Owner by:		Attest:	
Approved: (Other - when required)		Date:	

Attachment to Change Order #1, 7-17-24

1. A geotechnical soils investigation and report was conducted prior to going to bid with the project and provided to the contractor during the project bidding phase. The soils report was based upon five soil borings within the footprint of the drinking water treatment plant (DWTP) and reported that the soils were suitable for the support of the drinking water treatment plant building. The geotechnical engineer determined that the soils under the membrane filter feed tank was not strong enough to support the membrane filter feed tank. The membrane filter feed tank is outside the footprint of the DWTP building. The geotechnical engineer recommended removing the unsuitable soils and replacing them with suitable material. This was done.
2. During the grading of the entrance road to the DWTP, buried trash was discovered in the roadway alignment that was not known at the beginning of the project. The trash was removed and hauled to a licensed municipal solid waste landfill.
3. The DWTP building is insulated to provide a suitable interior temperature for the drinking water treatment equipment. Bag insulation was determined to be the most cost-effective type of insulation. Spray-on insulation is effective but has an unsightly finish. Bag insulation looks great when it is newly installed but is subject to being torn by equipment and personnel. After studying the alternatives, installing metal interior liner panels over the bag insulation is the best solution.
4. Strengthen Roof for Solar Panels. The Georgia Environmental Facilities Authority has a funding program for Solar Panels for local governments. The program provides low-cost funding for the solar energy generation project. Providing solar electric energy to the water plant will be cost effective. The roof system on the DWTP building was strengthened to accommodate the addition of solar panels on the water plant and reducing the electric energy cost associated with the operation of the DWTP.
5. The city purchased drinking water treatment process equipment directly for the DWTP. This was done so that the city could select the process equipment to manufacture the drinking water. If the contractor selected the equipment, it might not have been the solution the city preferred. Advanced purchase also provided that the equipment was on site when the contractor was ready to install it. This equipment needed to be stored indoors to prevent damage by the weather. The city does not have the warehouse space available to store this expensive and sensitive equipment. Purchasing shipping containers and storage shed was more cost effective than renting warehouse plus it is right on the site. The containers and storage shed become the property of the public works department at the end of construction.
6. Increase the contract time by 156 days. The City requested Heavy to slow down work for cash flow reasons and Heavy complied. Therefore, Heavy should not be penalized for assisting the City with the project time line.