

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATIONS**

CC: FOR
Amend No. _____

Date Prepared: April 14, 2008

Council Meeting Date: May 6, 2008

TO: Terry Ellis, City Manager
FROM: *DM* David A. Moody, P. E., Engineering Director
THROUGH: Dan Nissen, P. E., Assistant City Engineer
PREPARED BY: Geoffrey Zinnecker, P. E., Civil Engineer *Geoff*
SUBJECT: Approve Contract Amendment No. 5 in the not-to-exceed amount of \$1,332,871.00 for the Thunderbird Road Widening; Loop 101 to 95th Avenue to URS for post-design services through the completion of the project and to provide additional design services required to accommodate the Triana Park Development by Gray Development Group (Project No. P-0505, Solicitation No. P05-0065, LCON07705)

RECOMMENDATION:

That Mayor and Council approve Contract Amendment No. 5 in the not-to-exceed amount of \$1,332,871.00 to URS for post-design services. Also, the change includes additional design services required to incorporate the Gray Development Group (GDG) street widening on the south side of Thunderbird Road. This change reflects the additional work required by URS to incorporate the GDG construction plans into the City of Peoria construction plans.

Payment will be from the Proposed GO Bond Street System Account No. 4220-4220-543001-CIPST-EN00011CO.

SUMMARY:

For the past ten years, the City of Peoria has been one of the fastest growing communities in Arizona. The increase in population is creating new demands on the existing transportation system and will tax the system even more as travel demand increases. Thunderbird Road is one of the roadways experiencing the increased travel demand. The Maricopa Association of Government's projections for 2030 show daily volumes will

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business
- Public Hearing: No Action Taken

ORD. # _____ RES. # _____
LCON# 07705E LIC. # _____
Action Date: _____

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increase to 42,200 vehicles between Loop 101 and 91st Avenue and 39,700 vehicles per day between 91st Avenue and 99th Avenue respectively, which is beyond the operation capacity of the existing roadway. The Northwest Valley Transportation Study and the Peoria Transportation Needs Study recommends widening Thunderbird Road to six lanes.

Council was previously informed that the design and post-design services of the Thunderbird Road Widening Project would be developed in three phases:

Phase I – Design Concept Report
Phase II – Final Design
Phase III – Post-Design Services.

The Design Concept Report was completed in July, 2006 and the construction drawings were completed in March, 2008. However, in order to complete the construction drawings it was determined that additional coordination efforts with the developer were required, along with post-design services assistance during the construction phase of the project. URS submitted Contract Amendment No. 5 for these two additional items.

CONTRACT AMENDMENT NO. 5

Item #1: This item is to pay for additional design work associated with having URS incorporate roadway plans and drainage designs from the GDG construction plans into the City's set of plans that FNF will be using during the building of the project. When the project was conceived, GDG was supposed to precede this project and have the construction of the Triana Park off-site improvements completed a year ago. Therefore, the GDG team developed plans for both their on-site development and the off-site improvements including Thunderbird Road with another designer, Wood/Patel Inc. Wood/Patel produced a design for the south part of Thunderbird Road, which included underground storm drains, curb/gutter, asphalt roadway, sidewalk, street lights and landscaping that they would be constructing in advance of the City's project.

Unfortunately, GDG was not able to meet their very aggressive schedule and the GDG Thunderbird Road improvements do not exist today. Without the GDG improvements, the City's project becomes more difficult to construct and accommodate one lane of traffic during construction. As a result, the construction phasing plan changed to have GDG establish an escrow account and have FNF construct the GDG Thunderbird Road improvements as part of the City's project. The GDG construction documents and the City's construction documents are now being combined into one set of construction documents. URS submitted a proposal to combine the two sets of construction documents.

The cost for Item #1 is \$117,440.00.

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Item #2: The second item is for URS to provide post-design services. These services will be provided over the life of the construction phase and will include the following tasks:

- Conduct pre-construction conferences and meetings
- Produce agendas, conduct weekly progress meetings, and produce minutes of those meetings
- Document pre-construction conditions, protect against claims, and insure site restoration
- Attend meetings with stakeholders, outside agencies, etc. to facilitate progress
- Provide contract administration
- Provide submittal management, review and route all submittals, maintain a tracking log of all submittals
- Respond to all Request for Information (RFI's) and provide addendum drawings as required
- Review field changes and make recommendations
- Provide budget tracking methods and account for all funds expended
- Verify and process contractor pay requests
- Review change orders and make recommendations
- Process final pay requests
- Manage project schedule and maintain a current updated schedule
- Provide project document management and record keeping
- Provide survey services
- Produce monthly progress reports
- Assist in materials sampling and testing quality assurance
- Generate a punch list and conduct a final walk-thru
- Produce as-built final sealed drawings
- Participate in public outreach and public information activities
- Provide project close-out including document transfer and final accounting

The cost for Item #2 is \$1,215,431.00.

The total cost for Contract amendment No. 5 is \$1,332,871.00.

A summary of the contract revisions to date is provided below:

DCR CONTRACT

On July 5, 2005, Council awarded the Design Concept Report (DCR) to URS. The Design Concept Report was completed in August, 2006.

CONTRACT AMENDMENT NO. 1

On Sept 19, 2006, Council awarded the design services contract phase to URS. The design was completed in November, 2007.

CONTRACT AMENDMENT NO. 2

On February 7, 2007, Contract Amendment No. 2 was issued to URS authorizing a change in the URS staffing assigned to the project, specifically, the project manager. No change in the contract completion date.

CONTRACT AMENDMENT NO. 3

On April 3, 2007, Contract Amendment No. 3 was approved for additional work required to complete the soils investigation.

CONTRACT AMENDMENT NO. 4

On December 18th, 2007, Contract Amendment No. 4 was approved for several tasks. The tasks that were added to the contract were as follows:

Task #1: The original concept was to design the project as a low bid job. This was changed to a Construction Manager at Risk (CM@R) contracting method. The CM@R method of construction requires that the designer participate as a team member in selecting the contractor and as an active partner to modify the design based on suggestions made by that contractor.

The additional work elements requiring URS to partner under the CM@R method included:

- Partner during the CM@R Guaranteed Maximum Price (GMP) negotiations
- Coordinate the design with the CM@R contractor
- Revise drawings and incorporate value engineering suggestions

Task #2: During the preparation of the Design Concept Report, it was anticipated that 88th Avenue between Thunderbird Road and Ludlow Drive would be converted to a public street, the street would be updated to City standards, and a sanitary sewer would be extended, provided the owners of 88th Avenue would agree to dedicate the right-of-way. A task was included as part of the original design contract to design the extension of the roadway improvements and a sanitary sewer. Unfortunately, one of the property owners has refused to dedicate the necessary right-of-way for 88th Avenue and as a result, the proposed street and sanitary sewer improvements have been deleted from the project.

The owners of 88th Avenue wanted to revisit the issue and have the City perform some utility work and renovate the pavement. This change pays for the design to be pulled out of the original set and made into a separate set of drawings that can be constructed at a later date, and the design of the abandonment of an old water line, installation of a new sewer line, and the renovation of all pavement along the roadway.

Task #3: The original bridge design included three girder lines on each side of the bridge. By redesigning the cross section an entire line of girders was eliminated on each side of the bridge. This change pays URS to change the drawings, specifications and cost estimate to save construction costs.

Task #4: The Design Concept Report had identified alternatives for the New River bridge aesthetics. During the design phase, the bridge aesthetics were coordinated with the City's branding project. As a result, the City requested a departure from the aesthetic original bridge aesthetic treatment developed during the DCR phase which will require URS to revise the drawings.

Task #5: As part of the Thunderbird Road widening, a number of parking stalls will be eliminated in front of the Dillon's Restaurant. The City's proposed solution to replace the parking stalls is to acquire a parcel located west of Dillon's Restaurant and construct a new parking lot. During the design of the project, the team has been working to develop a solution to accommodate the parking lot and provide a solution to the drainage problems at the Dillon's parking area. Several alternatives were explored and a final solution was agreed upon between the City, the adjacent owners, Salt River Project (SRP), and Arizona Department of Transportation (ADOT). The agreed upon alternative requires redesign of the parking lot. URS has requested additional hours to accommodate the redesign and coordination with the other agencies.

Task #6: The original DCR called for the relocation of one or more 69KV poles at 91st Avenue and Thunderbird Road. During the design, a much more economical solution was devised that required the intersection be redesigned and will allow the 69KV poles to remain in their existing locations. This change requires additional hours for URS to re-survey and redesign the intersection.

Task #7: The City has been coordinating the design of the Thunderbird Road widening between Loop 101 and 95th Avenue with ADOT's project to widen the Loop 101 and Thunderbird Road Traffic Interchange (TI). ADOT has finished the design of the Loop 101 Traffic Interchange. URS requires additional hours to coordinate the final ADOT design with the Thunderbird Road Widening design and make revisions to the Thunderbird Road plans.

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A summary of the revised URS contract amount is provided below:

| | |
|---|-----------------------|
| DCR Contract: | \$ 392,447.11 |
| Contract Amendment No. 1 (Design Services): | \$ 1,251,864.64 |
| Contract Amendment No. 2 (URS Staffing Change): | \$ 0.00 |
| Contract Amendment No. 3 (Additional Geotechnical): | \$ 92,291.00 |
| Contract Amendment No. 4 (City changes): | \$ 159,096.00 |
| Contract Amendment No. 5 (GDG change W/Post Design) | <u>\$1,332,871.00</u> |
| Revised Contract Amount: | \$ 3,228,569.75 |

Staff has reviewed the proposal and recommends acceptance.

* PLACEHOLDER *



CONTRACT AMENDMENT Change Order

**Materials Management
Procurement**
8314 W. Cinnabar Ave.
Peoria, AZ 85345
Telephone: (623) 773-7115
Fax: (623) 773-7118
Buyer: Lisa Houg, CPPB

Solicitation No.: P05-0065 Page 1 of 12
Amendment No.: Five (5) Date: April 16, 2008

Project No.: P-0505 Agreement Date: July 7, 2005
Project Description: Thunderbird Rd Widening Design Completion Date: June 30, 2009
Change Order Type: Owner Initiated Errors & Omissions Unknown Conditions Phased Award

The changes as shown on the attached sheet are hereby made to the contract.

Contract Price Change:

| | |
|---|----------------|
| Original Contract Price: | \$392,447.11 |
| Total of previous change orders: | 1,736,602.75 |
| Original contract price plus previous change order(s): | \$1,895,698.75 |
| The contract price due to this change order will be increased by: | \$1,332,871.00 |
| The new contract price including this change order will be: | \$3,228,569.75 |

Contract Time Change:

The contract time will be increased by NA days.
The new date for completion of all work will be June 30, 2009

Contractor hereby acknowledges receipt and agreement. A signed copy shall be filed with the City of Peoria, Materials Management Division.

| | | | |
|------------------------------|-------------------------|----------------------|-----------------|
| | Randall Beck, Principal | | URS Corporation |
| Signature | Date | Typed Name and Title | Company Name |
| 7720 N. 16 th St. | Phoenix | AZ | 85020 |
| Address | City | State | Zip Code |

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|--|--|
| <p>Attested By:</p> <p>Mary Jo Kief, City Clerk</p> <p style="text-align: center;"><i>40R 050608</i> CC Number</p> <p style="text-align: center;">LCON 07705E Contract Number</p> <p style="text-align: center;">Official File</p> | <p>Dan Nissen, Assistant City Engineer</p> <p>Lisa Houg, Contract Officer</p> <p>Approved By: Herman F. Koebergen, Materials Manager</p> <p>Approved as to Form: Stephen M. Kemp, City Attorney The above referenced Contract Amendment is hereby Executed _____ at Peoria, Arizona</p> <p>Terrence L. Ellis, City Manager</p> |
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