



CITY of NOVI CITY COUNCIL

Agenda Item 2
August 24, 2009

SUBJECT: Consideration of Change Order No. 1 to WCI Contractors, Inc. for the Fuerst Park project in the amount of \$66,625.24.

SUBMITTING DEPARTMENT: Department of Parks, Recreation and Cultural Services
Department of Public Services, Engineering Division *BTC*

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$ 66,625.24
AMOUNT BUDGETED	\$ 644,750 (entire project)
APPROPRIATION REQUIRED	\$ 30,000 (for project completion to be included in next budget amendment)
LINE ITEM NUMBER	101-265.00-971.100

BACKGROUND INFORMATION:

The Fuerst Park construction contract with WCI Contractors, Inc. is nearing completion with only minor items (such as restoration) remaining to be addressed. The contract with WCI is a part of a larger project to develop Fuerst Park and included the demolition of the existing house and barns, relocation and renovation of the Township Hall and construction of the sidewalks, amphitheatre and landscaping in the park. The overall project to develop Fuerst Park has a budget of \$644,750 (see attached budget detail for the entire park project).

In completing the project, there have been several additions to the scope that have necessitated change orders to the construction contract. Change Order No. 1 reflects additional costs related to four categories: items removed from the Township Hall relocation contract and added to the park construction contract, additional features to improve the quality of the finished park, quantity increases related to the unit price contract, and unforeseen challenges related to the site (see Coburn memo dated August 13, 2009 for additional details about Change Order No. 1). The following describes the change order items in more detail:

- The contract for the Township Hall relocation and renovation was originally bid as a stand-alone project, so there were several earthwork items included in the contract that were removed at close-out in the amount of \$2,300, and in turn added to the park contract. This resulted in an increase to WCI's contract in the amount of \$4,000 (a net increase in the overall project cost of \$1,700).
- There were other items that were added to the project to improve the quality of the completed park. Some of these, such as painting Township Hall and the completed repair of drainage issues near the Taft Road sidewalk, were regular park maintenance that would have been completed in the near future at a cost of \$12,750 but were included with the contractor on site and before landscaping and other work completed. There were other optional items that have been communicated previously, such as the installation of a bike rack and removal of the barn foundations at a cost of \$8,000. Tree removal was originally to be completed by city forces, however, wet spring weather made this task difficult and threatened the contractor's schedule; therefore, this task was added to the contract at a cost of \$4,350. Finally, there were other items including additional electrical work for the irrigation, lighting controls and additional irrigation for areas near the amphitheatre and Township Hall that were added to improve the usefulness and appearance of the park for a

cost of \$5,500. The irrigation system in place is designed to be expanded in the future. Total additional costs related to additional features to improve the quality of the completed park is \$32,000.

- It is typical for any unit price contract to have changes in contract quantities, which in turn changes the final contract price. Unit cost differences added \$9,600 in costs mostly related to the fieldstone wall that was installed to match the topography of the land.
- The final category relates to additional costs associated with unforeseen or unexpected field conditions. The design assumed that there would be a balancing volume of soil on site and that there would be adequate topsoil present; however field conditions were different and required the contractor to spread excess fill and to import topsoil to complete the work. The total increase attributable to these items is \$21,000.

The work under Change Order No. 1 has been completed and results in an increase of \$66,625.24, for a total contact amount with WCI for the park development of \$397,607.21. When the park is completed, it is anticipated that the final amount for the entire project, including park development, demolition of the house and barns, and Township Hall relocation and improvements (bathrooms, accessibility updates, air conditioning, and electrical improvement), will be \$674,331.51, or 4.6% (\$29,581.51) over the budgeted project amount, as presented on the attached table.

Change Order No. 2 is an option and would authorize the contractor to install fieldstone pavers to commemorate the location of the barns on the site. The original estimate for this work was \$15,000; however, additional earthwork, restoration and material costs have increased the cost to \$25,488.50 (see Coburn and Auler memo dated July 15, 2009 for additional details on the barn foundation pavers). This cost could be decreased further (by approximately half) by eliminating the foundation for one of the barns or decreased by more than half by delineating only the corners of the barns. The work under Change Order No. 2 has not been authorized, but could commence following approval by City Council.

RECOMMENDED ACTION: Consideration of Change Order No. 1 to WCI Contractors, Inc. for the Fuerst Park project in the amount of \$66,625.24.

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

FUERST PARK PROJECT
EXPENDITURES REPORT THROUGH AUGUST 20, 2009

ITEM	FIRM	FEES	NOTES
SURVEYS			
Legal descriptions for potential land swap w/NCS	URS	1,400.00	PO 90962
Title work	Seaver Title	365.00	
Topographical Survey	OHM	7,450.00	PO 91180
Hazmat Survey - FF Buildings	NTH	2,900.00	PO 90929
Category Sub-Total:		\$ 12,115.00	
TOWN HALL RELOCATION/RENOVATION			
Town Hall foundation design (incl heating design)	OHM	6,250.00	PO 90961 WA:
Town Hall restroom addition/AC/electrical design (added scope)	OHM	7,200.00	PO 91032
Town Hall relocation (complete)	Biondo	143,806.00	PO 91224
Town Hall relocation CO #1 for Well and Sump	Biondo	3,989.00	PO 91224
Town Hall relocation CO#2 (new location/silt fence)	Biondo	5,634.94	PO 91224
CO # 3	Biondo	-2,376.00	PO 91224
Revise plans to facilitate building relocation	OHM	2,025.00	PO 91300
Staking/As-Builts	OHM	1,200.00	PO 91451
DTE Reconnect	DTE	1,340.00	PO 91328 (NO
Consumers Reconnect	Consumers	1,746.54	
Matching Exterior Fixture	Ray Electric	100.00	
Images for Community Development	Dunn Blue	60.00	
Category Sub-Total:		\$ 170,975.48	
DEMOLITION			
Spec development	McKenna	3,200.00	PO 90939
Demolition of House	Luke's Trucking	3,350.00	PO 91021
	Luke's Trucking	6,479.00	PO 91145
Barn Demolition	Wittbrodt	4,200.00	PO 91485
Debris Removal	Waste Management	529.82	
Oil tank removal	Pacific Oil	200.00	
Category Sub-Total:		\$ 17,958.82	
PARK DESIGN AND ENGINEERING			
Design, Construction Drawings, Bid Documents	Hamilton Anderson	27,625.00	PO 91146
Design of Phase 1A, 1B	Hamilton Anderson	17,000.00	PO 91329
Additional Design (Barn Foundation Area)	Hamilton Anderson	4,250.00	PO 91329-CO1
Construction Engineering (Inspection, Staking Contract Admin)	SDA	13,800.00	PO 91499
Additional Contract Administration	SDA	5,000.00	ESTIMATED
Category Sub-Total:		\$ 67,675.00	
PARK CONSTRUCTION			
Base Bid	WCI	330,981.97	PO 91553
Change Order 1	WCI	66,625.24	
<i>Proposed Change Order 2 (flagstone for foundations)</i>	<i>WCI</i>	<i>--</i>	<i>25,488.50</i>
Category Sub-Total:		\$ 397,607.21	
MISCELLANEOUS ITEMS			
Signage		6,500.00	
Landscaping for Sign	City	1,000.00	ESTIMATED
Power Pole Removal	DTE	500.00	
Category Sub-Total:		\$ 8,000.00	
	Grand Total	\$ 674,331.51	
	Available for initial phase	-\$29,581.51	-4.59%

(without Change Order #2)

GL# 101-265.00-971.100

2008-09 BUDGET \$ 347,250.00
AMENDED 08-09 644,750.00

CITY OF NOVI
 FUERST PARK
 PROJECT No. NV09-003
 CONTRACT CHANGE ORDER No. 1

Owner: City of Novi
 45175 West Ten Mile Road
 Novi, MI 48375
 Phone: (248) 347-0454
 Fax: (248) 735-5683

Contractor: WCI Contractors, Inc
 20210 Conner
 Detroit, MI 48234
 Phone: (313) 368-2100
 Fax: (313) 368-8986

 Upon execution by the Owner's representative, the following changes in the Contract Documents will be authorized.

Item No.	Description of Changes	Quantity	Unit	Unit Price	Decrease in Contract Price	Increase in Contract Price
C01-D	Inlet Filter	1	EA	\$ 80.00	\$	80.00
C01-E	Tree Protection Fencing	258	LF	\$ 2.30	\$	593.40
C01-T	Concrete Stair (Entry Walk)	12	LF	\$ 48.00	\$	576.00
C01-U	Fieldstone Walls	512.1	SFF	\$ 17.35	\$	8,884.94
C01-Z	Catch Basins	1	EA	\$ 1,950.00	\$	1,950.00
C01-SS	Sandblast Finish (18" wide)	286	LF	\$ 3.15	\$	900.90
C01-1	Fill and Topsoil, Relocate Existing	1	LS	\$ 4,715.00	\$	4,715.00
C01-2	Fill, Spread Excess	1	LS	\$ 3,800.00	\$	3,800.00
C01-3	Knoll	1	LS	\$ 4,350.00	\$	4,350.00
C01-4	Tree Removal	1	LS	\$ 4,350.00	\$	4,350.00
C01-5	Bury Barn Footing and Cobblestone	1	LS	\$ 1,725.00	\$	1,725.00
C01-6	Imported Topsoil	1	LS	\$ 5,060.00	\$	5,060.00
C01-7	Demo Barn Footings and Pads	1	LS	\$ 5,050.00	\$	5,050.00
C01-8	Light Pole, Relocation	1	LS	\$ 1,750.00	\$	1,750.00
C01-9	Bulletin No. 1	1	LS	\$ 3,120.00	\$	3,120.00
C01-10	Bulletin No. 2	1	LS	\$ 2,800.00	\$	2,800.00
C01-11	Electrical Installation	1	LS	\$ 2,350.00	\$	2,350.00
C01-12	Drainage, Taft Road	1	LS	\$ 2,000.00	\$	2,000.00
C01-13	Water Proof Front Entrance	1	LS	\$ 425.00	\$	425.00
C01-14	Irrigation Increase	1	LS	\$ 695.00	\$	695.00
C01-15	Paint Town Hall	1	LS	\$ 10,750.00	\$	10,750.00
C01-16	Irrigation in Sod	1	LS	\$ 700.00	\$	700.00
Total Decrease / Increase in Contract Amount					\$ -	\$ 66,625.24
Net Increase in Contract Amount						\$ 66,625.24
Former Contract Amount						\$ 330,981.97
Adjusted Contract Amount to Date						\$ 397,607.21

CITY OF NOVI
 FUERST PARK
 PROJECT No. NV09-003
 CONTRACT CHANGE ORDER No. 1


The time provided for completion of the Contract is unchanged.

This document shall become an Amendment to the Contract and all provisions of the Contract will apply hereto.

Item No.	Justification
CO1-D	} Adjust to field measured quantities
CO1-E	
CO1-T	
CO1-U	Net increase in field measured amount due to actual elevations greater than proposed plan.
CO1-Z	Net increase in field measured amount due to addition of catch basin to increase drainage.
CO1-SS	Adjust to field measured quantity
CO1-1	Addition to relocate existing fill stockpile and topsoil stockpile.
CO1-2	Addition to spread excess fill throughout site where available.
CO1-3	Addition of grading and creating of knoll for the purpose distributing excess fill for site.
CO1-4	Addition for tree removal for trees in path.
CO1-5	Addition to bury barn footing and cobblestone.
CO1-6	Addition for spreading of imported top soil.
CO1-7	Addition of Alternates No. 3 & No. 4 - Remove barn foundations and pads.
CO1-8	Addition to relocate light poles due to conflict with storm sewer centerline.
CO1-9	Bulletin No. 1 - Addition of Bike Racks
CO1-10	Bulletin No. 2 - Addition of hand rails and revised grading.
CO1-11	Addition for installation of outside electrical box.
CO1-12	Addition to correct drainage along Taft Road.
CO1-13	Addition to water proof the front entrance.
CO1-14	Addition of irrigation for southern portion of site.
CO1-15	Addition of Town Hall painting.
CO1-16	Addition of irrigation in front of Town Hall.

CITY OF NOVI
FUERST PARK
PROJECT No. NV09-003
CONTRACT CHANGE ORDER No. 1

WCI Contractors, Inc
20210 Conner
Detroit, MI 48234

Accepted by
Contractor:  Date: 8/10/09
Thomas Maliszewski III, WCI Contractors, Inc

Spalding DeDecker Associates, Inc.
905 South Boulevard East
Rochester Hills, MI 48307

Recommended by
Engineer:  Date: 8/10/09
Ted Meadows, Construction Manager

City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Approved by
Owner:  Date: 8/13/09
Randy Auler, Director of Parks, Recreation and Cultural Services

MEMORANDUM



TO: RANDY AULER, DIRECTOR OF PARKS, RECREATION & CULTURAL SERVICES

FROM: BRIAN COBURN, P.E.; SENIOR CIVIL ENGINEER

SUBJECT: FUERST PARK UPDATE

DATE: AUGUST 13, 2009

8/12/09

To: Mayor & City Council Members

RM
AJP

We have made significant progress in the completion of Fuerst Park in anticipation of the grand opening on August 21, 2009. The current construction project that includes the amphitheatre, sidewalks, and landscaping is the final phase of a larger project which included the Township Hall relocation and improvements (bathrooms, accessibility updates, air conditioning, electrical improvements, etc. and now painting). The budget for the entire development of Fuerst Park was \$644,750.

As with most projects, there were several items that required attention during the construction phase to make the project successful. One of the lessons learned is that a "renovation" and structure move has more uncertainties than a new construction project. Some changes resulted from unanticipated or unforeseen conditions in the field, while others were changes initiated by the City to improve the finished product. We have been working diligently to complete the project within the budget provided; however there have been several additions to the scope, as communicated and decided beforehand (such as the barn foundation pavers), that have caused the project to exceed the allotted budget. We anticipate upon completion that the total cost will be \$702,300, or 8.9% over. An accounting of the expenditures to date for the project is enclosed for your reference.

The final open construction contract with WCI for the amphitheatre, sidewalks and landscaping has required some modifications to the scope to provide a quality finished product. The original construction contract to WCI was \$330,981.97. We currently estimate the final contract amount to be approximately \$430,000. The listing below summarizes the additional items that have resulted in increased construction costs:

- The design assumed that there would be a balancing of soil on site and that there would be adequate topsoil present, however field conditions were different and required the importing of fill and topsoil to complete the work. To save on costs, the topsoil was **donated** by Northern Equities and trucked by City Public Services personnel to the site. There were grading issues associated with the barn foundation demolition that resulted in increased costs for the fill and disposal of the foundation materials. The total increase attributable to these items is \$21,000.
- There were a few site work related items that were removed from the contract for the Township Hall Relocation with Biondo Design Build, LLC and then added to WCI's contract for the park resulting in a decrease in Biondo's contract of \$2,376 and an increase in WCI's contract of \$1,001 due to overlapping earthwork items.

- There were several items that have been added to the contract by the request of the City to improve the project as listed below for a total increase of \$32,000.
 - Tree removal was originally to be completed by City personnel; however the ground was too wet this spring for the removals to occur before the contractor needed to commence work per the schedule at a cost of \$4,350.
 - The barn foundations were removed at a cost of \$5,050, plus backfill and disposal costs included above.
 - The bike rack was added to the site at a cost of \$3,120.
 - Additional irrigation was added to the site at a cost of \$1,395 (includes capability for further expansion in future).
 - The Township Hall was repainted for \$10,750.
 - Drainage issues along Taft Road were corrected for \$2,000.
 - There was some additional electrical work required for irrigation and lighting controls added to the amphitheater including lighting changes for \$4,100.
 - Additional sidewalk areas were treated with the sandblast finish for \$900.
- It is very typical for any unit price contract to result in changes in contract quantities which changes the final contract amount. Unit cost differences added \$9,600 in costs mostly related to the fieldstone wall installation matching the topography of the land.
- While not part of WCI's contract, another addition to the park project is the signage which has now been installed throughout the park (see attached photos). The signage and associated landscaping will be completed for a total cost of \$7,500.
- We are still negotiating with the contractor for the installation of the fieldstone pavers at the location of the former barn foundations. Initially, the cost was thought to be approximately \$15,000, however the contractor is providing pricing as high as \$45,000. We will continue to work with the contractor and refine the design as necessary to come to a reasonable price for this additional work.

The contractor has completed the major items in the contract and will be installing lampposts and handrails, restoring the lawn areas and completing other minor items in the near future. I have included photos of the park with this memo for your reference.

Please let me know if you have any questions in this regard.

cc: Rob Hayes, PE; Director of Public Services
 Tracie Ringle, Communications Specialist
 Aaron Staup, Construction Engineering Coordinator







7/16/09
To: Mayor & City Council Members

MEMORANDUM We would like to proceed, order up work to be done unless there are concerns

TO: CLAY PEARSON, CITY MANAGER
FROM: BRIAN COBURN, P.E.; SENIOR CIVIL ENGINEER
RANDY AULER, DIRECTOR OF PARKS, RECREATION & CULTURAL SERVICES
SUBJECT: FUERST PARK BARN FOUNDATIONS CONCEPT PLAN
DATE: JULY 15, 2009

On July 6, 2009, City Council authorized staff to proceed with a design to commemorate the historic barn foundations at Fuerst Park. We have worked with our consultant for the Fuerst Park development, Hamilton Anderson, to prepare the enclosed concept plan. The concept plan serves as a master plan for the development of the barn foundation areas and can be implemented either in phases or in total. The concept plan includes not only the paver border to delineate the historic barn foundations but also creates gardens within the footprint of the former barns complete with internal footpaths.

The construction estimate for the flagstone pavers is \$15,000. There is an option to create the internal foot paths which delineate the planting areas within the foundations (as shown on the attached concept plan) for an additional \$7,000, and to install the irrigation system within the gardens for an additional \$2,500. Thus, the entire concept plan can be implemented (excluding plant material) for approximately \$24,500 (see page 2 titled "Master Plan").

To remain within the existing project budget, we are only recommending the construction of the flagstone pavers and concrete sidewalks leading to the barn foundation areas for \$15,000 at this time (see page 3 titled "Phase 1"). Park staff will request the Novi Park Foundation consider funding the \$7,000 for the footpaths and \$2,500 for irrigation system within the sensory garden. If the funding is approved by the Foundation, this work would occur in spring 2010.

The paver work can be added to the existing contract with WCI, the Fuerst Park contractor, but will likely require a time extension of a few weeks to order materials and to complete the work. If authorized by Tuesday, it is anticipated that the work will still be completed prior to the grand opening of the park on August 21.

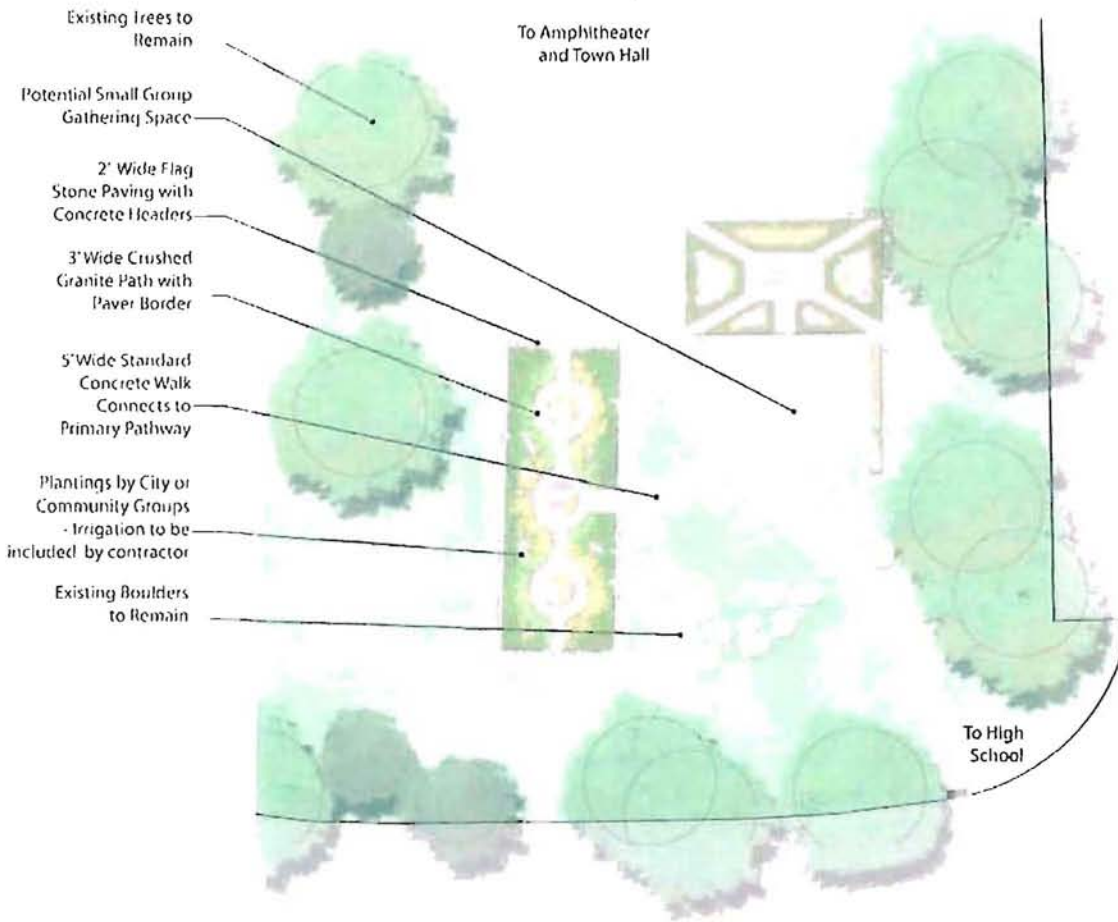
Upon your affirmation to proceed with the above referenced work, we will work with the contractor to determine the actual cost and schedule for the additional work.

cc: Clay Pearson, City Manager
Pam Antil, Assistant City Manager
Rob Hayes, P.E.; Director of Public Services
Aaron Staup, Construction Engineering Coordinator



Fuerst Park Barn Sensory Gardens

The Fuerst Farm barn foundations create a unique opportunity to recognize the long agricultural history of the site through creation of intimate pattern gardens within the historic barn footprints. Footpaths through the gardens create opportunities for native and ornamental plantings that enhance the sensory experience. The garden environment can become a special environment for group gatherings, special events, or a quiet stroll.



FLAGSTONE PAVING
MATCHES TOWN HALL



Cut Fieldstone, Rectangular Shapes, 'Full Color'

CRUSHED GRANITE PATH



Kafka 'Stabilizer' Pathway mix with integral binder, Color: 'Starlite Black'

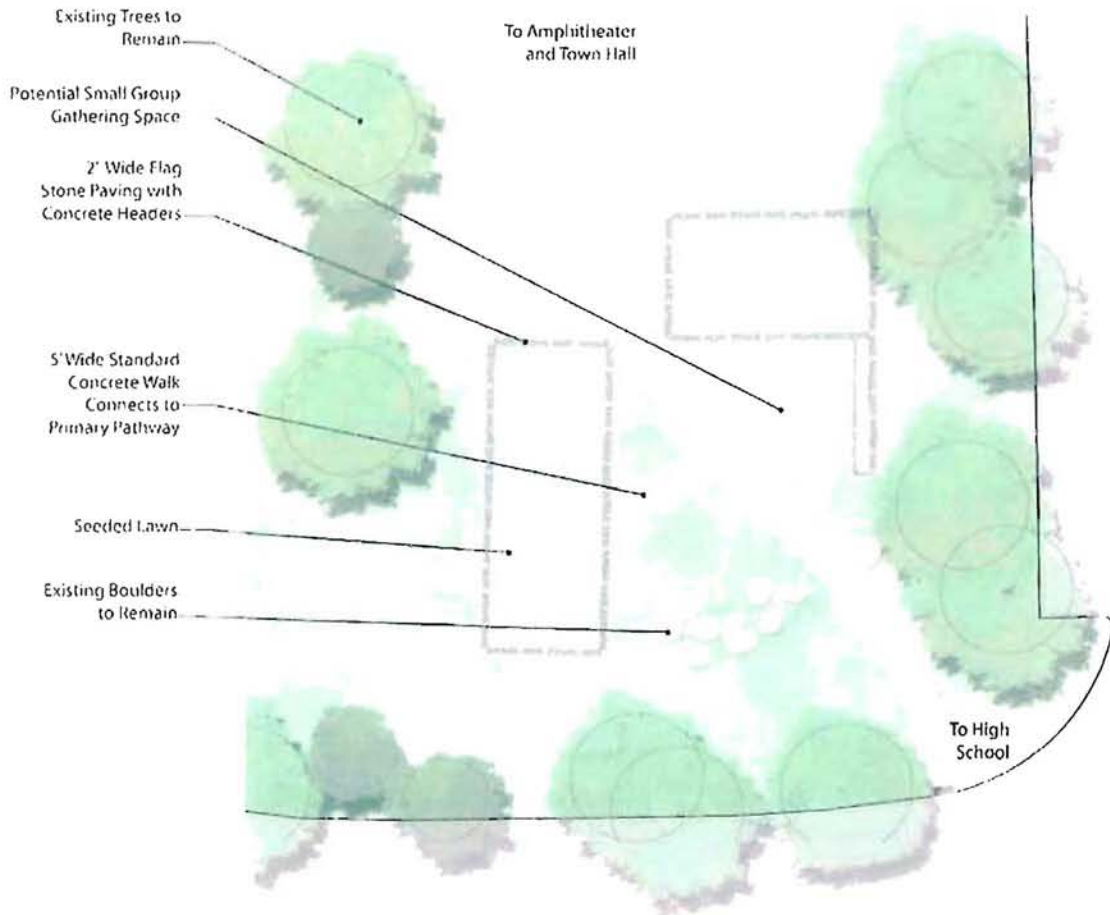
STONE PATH BORDER



Unitlock Brussels Block Paver, Color: 'Sandstone'



Fuerst Park Barn Sensory Gardens



FLAGSTONE PAVING
MATCHES TOWN HALL



Cut Fieldstone, Rectangular Shapes, 'Full Color'

CITY OF NOVI
 FUERST PARK
 PROJECT No. NV09-003
 CONTRACT CHANGE ORDER No. 2

Owner: City of Novi
 45175 West Ten Mile Road
 Novi, MI 48375
 Phone: (248) 347-0454
 Fax: (248) 735-5683

Contractor: WCI Contractors, Inc
 20210 Conner
 Detroit, MI 48234
 Phone: (313) 368-2100
 Fax: (313) 368-8986

Upon execution by the Owner's representative, the following changes in the Contract Documents will be authorized.

Item No.	Description of Changes	Quantity	Unit	Unit Price	Decrease in Contract Price	Increase in Contract Price
C02-1	Barn Foundation - Flagstone Pavers	1	LS	\$ 25,488.50		\$ 25,488.50
Total Decrease / Increase in Contract Amount					\$ -	\$ 25,488.50
Net Increase in Contract Amount						\$ 25,488.50
Former Contract Amount						\$ 397,607.21
Adjusted Contract Amount to Date						\$ 423,095.71

The time provided for completion of the Contract is unchanged.
 This document shall become an Amendment to the Contract and all provisions of the Contract will apply hereto.

Item No.	Justification
C02-1	Work requested by the City in Bulletin 3

CITY OF NOVI
FUERST PARK
PROJECT No. NV09-003
CONTRACT CHANGE ORDER No. 2

WCI Contractors, Inc
20210 Conner
Detroit, MI 48234

Accepted by
Contractor:

Thomas Maliszewski III, WCI Contractors, Inc

Date: _____

Spalding DeDecker Associates, Inc.
905 South Boulevard East
Rochester Hills, MI 48307

Recommended by

Engineer:

Ted Meadows, Construction Manager

Date: _____

City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Approved by
Owner:

Randy Auler, Director of Parks, Recreation and Cultural Services

Date: _____

WCI

General Contractors
Site Development

Contractors, Inc.
20210 Conner
Detroit, MI 48234

Phone: (313) 368-2100
Fax: (313) 368-8986

August 12, 2009

Spalding DeDecker Associates, Inc.
10503 Citation Drive
Suite 600
Brighton, MI 48116
Attn: Ted Meadows

RE: City of Novi Fuerst Park – Bulletin 3

The following is our quotation and scope of work requested in Revised Bulletin 3:

1. Excavate pavers per details and haul spoils	\$ 1,800.00
2. Material Only: 846 s.f. of Flagstone Pavers including scrap, tax and delivery	\$ 8,690.00
3. Material Only: 848 L.F. of "L" shaped aluminum edging, including stakes, tax and delivery	\$ 1,930.00
4. Material Only: 8" 21 AA Base, leveling sand, polymeric joint filler sand	\$ 1,650.00
5. Labor Only: Install pavers, edging and base materials Stone base and polymeric joint filler at \$ 21.20 per s.f.	\$ 5,670.00
6. Import 120 c.y. of topsoil for Restoration at \$18.00 per c.y.	\$ 2,160.00
7. Fine grade, seed and hydromulch disturbed areas Approximately 850 s.y. at \$2.75 per s.y.	\$ 2,338.50
8. Access clean-up – 2 locations from High School Parking Lot	\$ 750.00
9. Layout	\$ 500.00
TOTAL:	\$ 25,488.50

WCI

Contractors, Inc.

General Contractors
Site Development

20210 Conner
Detroit, MI 48234

Phone: (313) 368-2100
Fax: (313) 368-8986

Crew is available to begin work on Tuesday, August 18 based on notice to proceed received on Friday, August 14, otherwise it will be 2 days to mobilize on-site. Estimated completion time is 4 days, weather permitting.

Please let us know how you wish to proceed or if you have any questions.

Sincerely,

Thomas A. Maliszewski III
WCI Contractors, Inc.