



HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #6  
CIC  
01-12-12

## MEMORANDUM

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January 5, 2012

TO: Board of Mayor and Aldermen

FROM: Eric S. Stuckey, City Administrator  
Paul Holzen, P.E., Interim Director of Engineering  
William Banks, Staff Engineer I

SUBJECT: Franklin Corridor and Connector Streets Economic Development Project Segment One–  
Columbia Avenue Phase I (5-Points to Fowlkes Street)  
COF Contract No. 2009-0056  
Change Order #3 – Final Change Order and Project Closeout

### Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider the Final Change Order for the Columbia Avenue Phase I Streetscape Project.

### Background

Columbia Avenue Phase I is part of Segment One of the Franklin Corridor and Connector Streets Economic Development Project and was rated number 2 on BOMA's priority project listing. The project began in June 2005 with the approval of the Professional Services Agreement with EG&G. Authorization to bid this project was given by BOMA on June 9, 2009. The anticipated construction cost for this project was estimated at just under \$4,100,000.00. The official bid opening was held on August 27, 2009. On September 22, 2009, the Board awarded the construction contract to Civil Constructors, Inc. in the amount of \$2,629,099.25. On April 27, 2010, the Board approved Change Order #1, an amendment to the construction contract documents in the amount of \$2,500. Change Order #1 was needed to specify that the City and Contractor will comply with the Davis-Bacon Act and the Buy America Act (\$2,500 to cover additional reporting by the contractor). This allowed the City to apply for reduced financing rates for public capital projects in redevelopment areas. The current contract amount is \$2,631,599.25, with a contract completion date of August 17, 2010 (contract time of 275 calendar days).

Change Order #2 involved a time extension of 26 days to the contract with Civil Constructors, Inc. The request includes time lost to inclement weather, needed in-field additions to the storm drainage system, and the replacement of the Franklin Transit Center pull-off area (replaced because of insufficient drainage runoff and deteriorated conditions).

This Final Change Order includes a 41-day time extension, which covers the extra time required to cover unforeseen construction issues. Some of these items include: inclement weather, switching to a drip irrigation system (eliminated excessive overspray), reworked planter areas around buildings to water proof exterior walls, relocated a fire hydrant, corrected an existing Church Street drainage issue, and other smaller issues that added up. The new substantial completion date would be October 23, 2011. No liquidated damages would occur, since the City had full use of the project at that time.

The main reason this change order has not come to the Board sooner is because of a manufacturing issue discovered during the project. The street light manufacturer, Holophane, sent the contractor the incorrect street lights (ones from Fowlkes Street to 7<sup>th</sup> Avenue). The correct shop drawings were approved, but Holophane had a computer system mix up, resulting in the wrong pole diameters being manufactured. The concrete pole bases were installed to match this incorrect pole size, which created a bigger issue than just replacing the street lights. The incorrect poles were installed temporarily anyway so Columbia Avenue would not be without street light.



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The City and Holophane spent a couple months deciding upon the correct path to take in fixing both pole and base issues. An approved TDOT installation method was finally agreed upon as an acceptable way to keep from reconstructing the bases (along without having to tear out sections of sidewalk and curb & gutter as well). Holophane had to remanufacture the correct poles, which took an extra 2-3 months. Once the new poles arrived, the City realized that the paint color did not match the rest of the “Franklin Green” streetscape items. The poles then had to be sent back and re-powder coated. This took another month and a half. Once the corrected items arrived, the contractor then had to take down the temporary incorrect street light poles so the bases could be worked on. Because of the method for fitting the correct poles, Holophane increased the warranty period from 1 year to 5 years, beginning on June 3, 2011.

Contract retainage was released in September 2011, because all substantial outstanding punch list items (mainly the corrected street lights) were completed by that time.

### **Financial Impact**

Approval of the Final Change Order (Change Order #3) will result in a decrease of \$201,484.00 to COF Contract No. 2009-0056 with Civil Constructors, Inc. Final contract price will be \$2,430,115.25 (\$2,631,599.25 minus \$201,484.00).

### **Recommendation**

Approval of the Final Change Order (Change Order #3) to COF Contract No. 2009-0056 with Civil Constructors, Inc. for a 41-day time extension to the Columbia Avenue Phase I Project (new contract time of 342 calendar days), and a decrease in the contract amount of \$201,484.00 (new contract total being \$2,430,115.25).

**CHANGE ORDER**

No. 3

PROJECT: Franklin Corridor & Connector Streets Segment One / Columbia Ave Phase I

DATE OF ISSUANCE: 01/04/2012

EFFECTIVE DATE: 01/24/2012

OWNER: City of Franklin, TN

CONTRACTOR: Civil Constructors, Inc.

ENGINEER: E. G. & G., Inc.

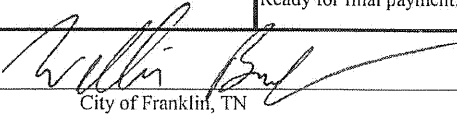
You are directed to make the following changes in the Contract Documents:

Description: *Final Contract Balancing (Change Order #3)*

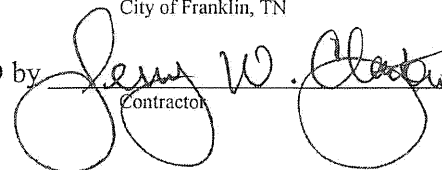
Reason for Change Order: *Project Closeout*

Attachments (list documents supporting change):

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price  \$2,629,099.25	Original Contract Times 275 Days Substantial Completion: Ready for final payment:
Net changes from previous Change Orders 1 to 2 \$2,500.00	Net changes from previous Change Orders No. 0 to No. 2  26 Days
Contract Price prior to this Change Order  \$2,631,599.25	Contract Times prior to this Change Order 301 Days Substantial Completion: Ready for final payment:
Net Increase / (Decrease) of this Change Order (\$201,484.00)	Net Increase / (Decrease) of this Change Order 41 Days
Contract Price with all approved Change Orders  \$2,430,115.25	Contract Times with all approved Change Orders 342 Days Substantial Completion: Ready for final payment:

RECOMMENDED by  City of Franklin, TN 1/05/12 Date

APPROVED by \_\_\_\_\_ City of Franklin, TN \_\_\_\_\_ Date

ACCEPTED by  Contractor 1/04/12 Date