



Town of Castle Rock

Agenda Memorandum

Agenda Date: 7/20/2021

Item #: 13. **File #:** TMP 2021-632

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water

Resolution Authorizing a Change Order to the Construction Contract Between the Town of Castle Rock and T. Lowell Construction, Inc., for the Glovers Water Rehabilitation Project

Executive Summary

Castle Rock Water (CRW) is seeking Town Council approval of a Resolution (**Attachment A**) approving Construction Contract Change Order No. 2 (**Exhibit 1**) to T. Lowell Construction, Inc. (T. Lowell) for the Glovers Water Rehabilitation Project. The change order will cover the replacement of sewer service laterals within the roadway to 89 residences in the project area. The change order also will cover the cost to reconstruct the affected roadways instead of patching. The total cost for the change order is \$1,250,700 and a 10% Town-managed contingency of \$125,070 also is requested with this change order to address any unforeseen issues. Work will be incorporated into the current project and will extend the schedule by 100 days, which extends project completion to December 2021.

Notification and Outreach Efforts

Project details and updates will be provided on CRgov.com throughout the duration of the project. Additionally, residents will be notified at least 48 hours in advance of expected water and sanitary sewer service disruptions via mailings and/or door hangers. Staff will prepare an outreach letter to the neighborhood advising them of the additional sewer work, the need to reconstruct roads, the additional time involved, and to advise that an open-house will be held to answer public questions/concerns. The project information will also be updated on the CRW website to reflect the change in scope and time. Staff will work with community relations on the open house.

History of Past Town Council, Boards & Commissions, or Other Discussions

Castle Rock Water staff presented the original construction contract to the Castle Rock Water Commission at their meeting held on March 24, 2021 at which time the Commission voted unanimously recommend Town Council support the project. The contract award was approved to T. Lowell Construction by Town Council at the May 4th, 2021 town council meeting.

Discussion

This project is located in the Glover's subdivision east of Gilbert Street, west of Valley Drive (see **Attachment B**). The original scope of the work was to replace the aging and undersized water mains and water service lines in the area, with patching back of the asphalt pavement. However, the original pavement is less than 3 inches thick in most areas, and appears to be original pavement. The existing pavement is not holding up well to the street cuts and heavy equipment and is no longer a candidate for patching back. The area is scheduled for reconstruction under the Pavement Maintenance Program (PMP) managed by Public Works (PW) in 2027. CRW was planning a follow-on project in 2025 to replace aging sewer service laterals in advance of the future road reconstruction by PW. However, with the pavement scope expanded to require full replacement now in the Phase 1 project area, CRW would like to expedite the replacement of the sewer service laterals and include them in the project scope of work for completion now, in advance of repaving at completion of the project. This would avoid having a patched roadway network if the sewer service laterals are delayed to a future year.

The original scope of Phase 1 included replacement of 5,490 linear feet of old 6-inch cast iron water line pipe in the area and replacement of water service lines to 89 homes. The added scope of work per this contract amendment will replace approximately 2,000 linear feet of old sewer service lines to those same 89 homes, and relocate two manholes to accommodate adjustments to sewer laterals that currently daylight directly to manholes, a condition not allowed by our current criteria. Then, instead of patching, the roads will be reconstructed from curb to curb.

The sewer mains in the Glovers neighborhood have been rehabilitated with Cured in Place Pipe (CIPP lining) that was completed in 2013. That sewer rehabilitation project sealed cracks, fractures and offset joints to minimize root intrusion and groundwater infiltration, and has extended the life of the sewer mains another 40 to 50 years. The added scope of work per this contract amendment will replace residential sewer service laterals from the rehabilitated sewer mains up to the edge of the paved road. This will help minimize future street cuts by residents that need to replace their failing sewer lateral in the street. As noted in Town Code, service lines from the sewer main for the individual user are owned and maintained by the property owner. In accordance with Town Code, "the Town reserves the right, at the discretion of the Director of Castle Rock Water and at the Town's expense, to make repairs or modifications to any portion of the sewer service line located in public property or the public right-of-way when such repairs or modifications serve the operational efficiency of the public sewer system or enhances the capital replacement or rehabilitation of the sewer system infrastructure or the public road infrastructure." In this case since the pavement needs to be replaced now with this project, CRW is recommending that the sewer service lines in the road right of way be replaced now at CRW's expense as part of the project to avoid future road cuts in the new pavement by individual homeowners as their sewer service lines fail.

The pavement related portions of the requested change order total \$662,700 (after a credit of \$429,900 for the original patching scope), and the sewer service related costs are \$588,000, for a total change order request of \$1,250,700. CRW has reviewed the pavement related portions of the requested change order with Public Works and determined that the proposed costs are reasonable. Likewise, CRW has reviewed the proposed costs for the sewer service laterals and finds those costs

to be reasonable as well.

The original contract amount is \$1,707,000, plus a 10% Town-managed contingency in the amount of \$170,700, for a total current project authorization of \$1,877,700. This Change Order No. 2 request is for an additional \$1,250,700 to cover the cost to reconstruct the roads and to replace sewer service laterals within the roadway, and an additional 10% contingency in project authorization (\$125,070). The current contract amount, which includes CO No. 1, is \$1,729,679.75. With approval of this CO No. 2, the contract amount would be \$2,980,379.75. With approval of the additional contingency, the total project authorization would be \$3,253,470. With the additional work, the Contractor is requesting 100 additional work days be added to the contract time.

Budget Impact

The additional scope of work for CO No. 2 will be funded by the Sewer Rehab Program with reimbursement of \$662,700 for the new pavement from Public Works in 2022. Total additional project costs, including a 10% contingency, are \$1,375,770 and will be funded as follows:

Fund	Account Number	Amount	Contingency	Total Requested	Budget Available
Sewer Rehab	213-4575-445.78-78	\$1,250,700	\$125,070	\$1,375,770	\$2,278,364

Staff Recommendation

Staff recommends Town Council approval of a Resolution awarding a Construction Contract CO No. 2 to T. Lowell for the Glovers Water Rehabilitation Project in the amount of \$1,250,700, for a total contract authorization of \$2,980,379.75, and approval of 100 work days added to the contract time. Staff requests an additional 10% Town-managed contingency in the amount of \$125,070, for a total project authorization of \$3,253,470.

Proposed Motion

“I move to approve the Resolution as introduced by title.”

Attachments

- Attachment A: Resolution
- Exhibit 1: Construction Contract CO No. 2
- Attachment B: Site Map

RESOLUTION NO. 2021-__

**RESOLUTION AUTHORIZING A CHANGE ORDER TO THE
CONSTRUCTION CONTRACT BETWEEN THE TOWN OF CASTLE
ROCK AND T. LOWELL CONSTRUCTION, INC., FOR THE GLOVERS
WATER REHABILITATION PROJECT**

WHEREAS, the Town of Castle Rock (the “Town”) has determined that infrastructure improvements, including the replacement of aging and undersized water mains and service lines and patching of the asphalt pavement, are needed in the Glover’s subdivision, east of Gilbert Street and west of Valley Drive; and

WHEREAS, on May 4, 2021, the Town Council approved Resolution No. 2021-044, approving a Construction Contract with T. Lowell Construction, Inc. (the “Contractor”) for the Glovers Water Rehabilitation Project (the “Project”) in the amount of \$1,877,700; and

WHEREAS, the Contractor has informed the Town that the existing asphalt pavement, which is less than three inches thick, is not holding up well to the street cuts and heavy equipment; and

WHEREAS, as a result, the Town has determined that the impacted roads can no longer be patched and must be repaved from curb to curb; and

WHEREAS, the Town has further determined that, in advance of such repaving, it is necessary to replace an additional 2,000 linear feet of existing sewer service lines and to relocate two manholes; and

WHEREAS, the Town and Contractor have agreed to the terms and conditions by which Contractor will undertake replacement of the existing sewer lines, relocation of the two manholes, and repavement of the impacted road as part of the Project.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CASTLE ROCK AS FOLLOWS:

Section 1. Approval. The Change Order to the Construction Contract between the Town and Contractor in the form attached as *Exhibit 1* is hereby approved. The Mayor and other proper Town officials are hereby authorized to execute the Change Order by and on behalf of the Town.

Section 2. Encumbrance and Authorization for Payment. In order to meet the Town's financial obligation under the Change Order, the Town Council authorizes this additional encumbrance from expenditure account no. 213-4575-445.78-78 in an amount not to exceed \$1,250,707, plus a ten percent Town-managed contingency in the amount of \$125,707, unless otherwise authorized in writing by the Town.

ATTACHMENT A

PASSED, APPROVED AND ADOPTED this 20th day of July, 2021, by the Town Council of the Town of Castle Rock, Colorado, on first and final reading by a vote of ____ for and ____ against.

ATTEST:

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor

Approved as to form:

Approved as to content:

Michael J. Hyman, Town Attorney

Mark Marlowe, Director Castle Rock Water

CHANGE ORDER NO. 2

Date 7/20/21

Project Glovers Water Rehabilitation

P.O. Number 2216

Contractor T Lowell Construction

The following changes are made to the Contract:

Attach support documentation to this Change Order. If paying on multiple accounts and/or project numbers, attach a memo detailing each number and related dollar amount.

Is this Change Order strictly a quantity adjustment? YES NO

The Original Contract Price was \$ 1,707,000.00

Net Change by Previous Change Orders \$ 22,679.75

Contract Price Before this Change Order \$ 1,729,679.75

CURRENT Change Order AMOUNT (note + or -) \$ 1,250,700.00

THE NEW CONTRACT PRICE WILL BE \$ 2,980,379.75

Original contract time: 100 days

Net time change by previous Change Order(s): 0 days

Net adjustment due to this Change Order: 100 days

Current contract time including this Change Order: 200 days

DATE FOR SUBSTANTIAL COMPLETION WILL BE: December 31, 2021

The contractor hereby certifies that all work specified in this Change Order shall be performed according to the original contract requirements except as modified by Change Order(s).

TOWN DIVISION APPROVAL

APPROVED AS TO FORM

By: _____

By: _____

Title: Director of Castle Rock Water

Title: Town Attorney

Date: _____

Date: _____

TOWN DIVISION APPROVAL

CONTRACTOR

By: _____

By: _____

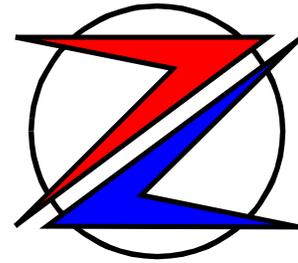
Title: _____

Its: V.P.

Date: _____

Date: 7.13.21

Request for Equitable Adjustment



T. Lowell
Construction, Inc.

Project: **Glovers Water
Rehabilitation Project**

Proj. #: **2107**

City Proj. # **N/A**

Attn: Matt Hayes
Town of Castle Rock
175 Kellogg Ct
Castle Rock, CO 80109

e-mail: mhayes@crgov.com
phone: 303-210-1678

REA # 05 (revised)

Date: 7/9/2021

REA Name: Sanitary Service Replacements and Asphalt Street Reconstruction

Description: Per client request, T. Lowell to remove and replace existing sanitary sewer services from the main to the edge of asphalt. Additionally, T. Lowell to remove existing asphalt and subbase to a combined depth of 10" for the full street width, scarify / moisture condition / recompact 12" of subgrade, install 6" class 6 base course, and install 4" hot bituminous asphalt.

<u>item</u>	<u>description</u>	<u>qty</u>	<u>unit</u>	<u>unit price</u>	<u>amount</u>
5.01	mobilization	1	ls	\$ 9,700.00	\$ 9,700.00
5.02	traffic control	1	ls	\$ 22,350.00	\$ 22,350.00
5.03	erosion control	1	ls	\$ 12,000.00	\$ 12,000.00
5.04	sanitary service line replacements (89 taps)	2,000	lf	\$ 255.00	\$ 510,000.00
5.05	12" thick crossspan replacement	9	sy	\$ 350.00	\$ 3,150.00
5.06	curb and sidewalk replacement	30	lf	\$ 160.00	\$ 4,800.00
5.07	remove/replace manhole to include 10' 8" SDR35 pipe	2	ea	\$ 13,000.00	\$ 26,000.00
5.08	removals asphalt & subbase to 10" depth	18,210	sy	\$ 13.80	\$ 251,298.00
5.09	scarify / moisture condition / recompact 12" depth	18,210	sy	\$ 4.60	\$ 83,766.00
5.10	install 6" class 6 base course	18,210	sy	\$ 14.00	\$ 254,940.00
5.11	install 4" asphalt (PG 58-28, N75)	18,210	sy	\$ 27.60	\$ 502,596.00
5.12	credit item 17, 6" asphalt trench patching	-7165	sy	\$ 60.00	\$ (429,900.00)
REA 05 Total:					\$1,250,700.00

Contract Time:

Contract Time Modification Required:

100 days

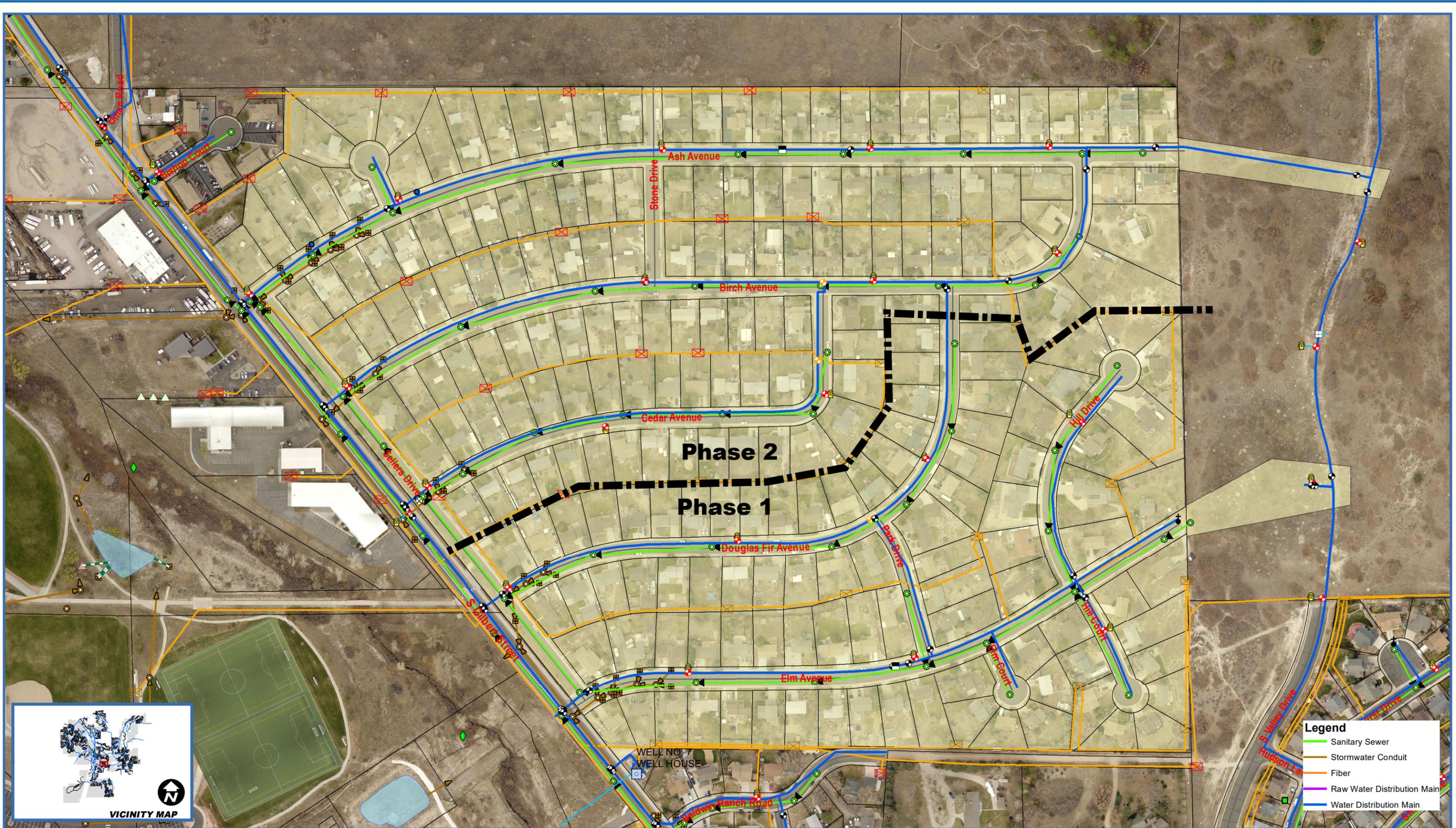
Notes:

Approval:

Upon acceptance, please sign and return one (1) copy:

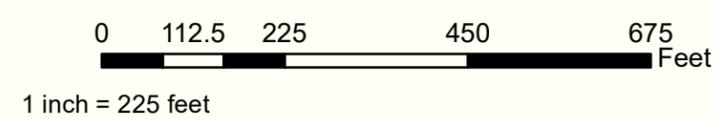
Signature:

Date:



Legend

- Sanitary Sewer
- Stormwater Conduit
- Fiber
- Raw Water Distribution Main
- Water Distribution Main



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6087. Copyright 2017, Town of Castle Rock Utilities Mapping.

**GLOVERS DISTRIBUTION
PIPING REHABILITATION
PROJECT
SITE MAP**

Attachment B

Date: 3/18/2019

