



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: June 3, 2020

REPORT TO: Mayor and City Council
REPORT THRU: Daphne Hooper, City Manager
REPORT FROM: Jessica Dover, Senior Project Manager
REVIEWED BY: Brandi Jensen, City Attorney
REVIEWED BY: Denise Lewis, City Treasurer

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

220-480-680, 520-166-100

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

AGENDA ITEM: Staff Report (For Possible Action): Possible Action to Approve Amendment A to the existing Lumos and Associates, Inc. (Lumos) Contract for Engineering Services, for Phase 2 of the Depot Community Center Project, in an amount not to exceed \$6,729.

Agenda Item Brief:

Lumos assisted with preparation of the Project Contract Documents (incorporating Technical Specifications and project plans as prepared by others), and performed Bidding Services, Construction Administration, Inspection and Materials Testing Services for the Project. Due to challenges encountered during Construction, (see Project Summary Section, below), Inspection time exceeded the original Scope as included in Lumos' November 6, 2019 Contract for Construction Services.

Recommended Motion:

"I move to Approve Amendment A to the existing Lumos and Associates, Inc. (Lumos) Contract for Engineering Services, for Phase 2 of the Depot Community Center Project, in an amount not to exceed \$6,729."

Business Impact (per NRS Chapter 237):

- A Business Impact Statement is Attached.
- A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

1. City Council may approve Amendment A to the Lumos and Associates, Inc. Contract for Engineering Services, originally awarded November 06, 2019
2. City Council may reject the proposed Amendment A and provide additional direction to the City Manager

PROJECT SUMMARY:

Phase 2 of the Depot Community Center Project (Project) included Construction and associated Construction Services of the sewer later designed during Phase 1 of the Project. Major work items included, but were not limited to: Jack and Bore of 97 LF of 24" steel casing, installation of approximately 575 LF of new 8" SDR-35 sewer and approximately 119 LF of 8" DIP sanitary sewer, installation of 3 new 48" Type 1A manholes, installation of one 4" service lateral and cleanout, installation of steel bollards, traffic control, public relations activities and all miscellaneous and incidental work necessary to complete the Project in conformance with the Contract Documents.

The Scope of Services, incorporated as Attachment A to the Lumos Contract for Engineering Services, dated November 06, 2019, included (128) inspection hours. Project delays resulting from unanticipated changes during Construction, included: conflicting utilities not included on the Project plans (by others), design changes on all new sanitary sewer manhole (SSMH) installations and incorrect installation of the steel casing by the Contractor during jack and bore operations.

Additional inspection time was required to accommodate these changes, resulting in approximately (13) additional shifts for the Lumos Senior Inspector, (104 hours), and 24 additional hours for the Lumos Project Manager. Lumos has worked with the City to reduce the unforeseen cost increase by limiting Inspection Services to critical path items when appropriate. In addition, materials testing costs were less than anticipated resulting in a cost savings of \$1,896.00.

BACKGROUND:

The City of Fernley Depot Community Center Project was completed in two phases. The first phase included design of the sewer lateral extending from the north side of Main ST and terminating at the Train Depot property. The second phase funded construction of the sewer lateral and completed design for site improvements required to construct a restroom and kitchen facility on the Depot property. Further grant funding will be required in order to buy the recommended prefabricated restroom and kitchen facility and to construct site improvements. Site improvements will include, but are not limited to: construction of foundation, utility connections to the new building, sidewalk and other concrete flat work required to provide ADA compliant access, any required drainage improvements to the site, etc.

The original Agreement between the City and CDBG is dated January 1, 2017 for Phase 1 and July 1, 2017 for Phase 2.

Phase 1 of the Project is complete; remaining Phase 1 funds have been de-obligated by CDBG. Design of the Phase 2 proposed future on-site amenities building, as defined per the May 15, 2019 Contract for Engineering Services, is complete. Construction of the sewer lateral is complete; Staff is currently completing Project Close Out activities for Phase 2 and anticipates a final Close Out date no later than June 30, 2020.

LEGAL IMPLICATIONS:

FINANCIAL IMPLICATIONS:

Project appropriations are included in the approved FY 2020 Budget as part of the Capital Improvement Plan:

- \$300,907 (220-480-680), Depot Sewer Lateral Phase 2 Construction and Design Ancillary Bldg. (Page 174, 182)

Depot Community Center Project, Phase 2 Existing Contracts:

A&K Standard Agreement for Construction Services	\$202,000
Proposed 5% Contingency (to the Agreement for Construction Services)	\$10,100
Lumos Standard Contract for CA/CM Services	\$30,380
RCI Standard Contract for CA Services	\$14,695
Lumos Contract Bidding Services	\$11,570
RCI Contract Bidding Services	\$3,800
RCI Engineering Services, design of Amenities BLDG	\$50,000
Total:	\$322,545

As approved by City Council at the November 06, 2019 FCC mtg., Phase 2 total actual expenditures may exceed the Grant amount allocated per CDBG and approved by Council for the FY 2020 Budget. Additional funding for the Project will come out of the City's Wastewater Enterprise Fund (520-166-100), should an overage occur.

Depot Community Center Project, Phase 2 Estimated Actuals to date:

A&K Standard Agreement for Construction Services	\$194,415.86
Proposed 5% Contingency (to the Agreement for Construction Services)	N/A
Lumos Standard Contract for CA/CM Services	\$27,951.50 *
RCI Standard Contract for CA Services	\$2,960 *
Lumos Contract Bidding Services	\$11,101.29
RCI Contract Bidding Services	\$2,986.25
RCI Engineering Services, design of Amenities BLDG	\$28,487.64 *
Total:	\$267,902.54

* Staff anticipates additional invoices; all outstanding invoices to be submitted to the City June 2020, and shall not exceed NTE values as approved by FCC

Depot Community Center Project, Phase 2 Proposed Contracts and Amendments:

<u>Lumos Standard Contract for CA/CM Services, Amendment A</u>	<u>\$6,729</u>
Total:	\$6,729

ATTACHMENTS:

- 1.) Amendment A to the City of Fernley Standard Contract for Engineering Services, Lumos and Associates, Inc.