



City of Langley
Department of Community Planning

PO Box 366
Langley, WA 98260
360.221.4246
Planning@LangleyWA.org
www.designlangley.org

Memo

To: Mayor McCarthy, City Council

From: Jeff Arango, AICP – Director of Community Planning

Date: February 26, 2014

Re: **Second Street Budget Review and Change Orders**

The Second Street Project budget includes \$50k for minor change items and \$10k for utility conflicts that are not anticipated for a total of \$60k. To date the city has spent \$58,513 on changes to the project as outlined in the attached cost breakdown. The city will save approximately \$50k in the project budget because cold mix will not be needed. The \$50k cost savings is reflected in the \$58,513 of change orders authorized to date. The post office entrance onto Third Street is a major change to the project and is estimated to cost approximately \$23k (also reflected in the attached cost breakdown). The project is nearing completion of the underground utility work where most change orders are likely to occur so going forward it is not anticipated the city will have substantive change orders to process. Staff will continue to keep the city council informed of change orders during the Second Street Project.



LANGLEY - SECOND STREET EXTRA WORK TO-DATE

2/26/2014

<u>Description</u>	<u>Cost</u>	<u>Completed?</u>	<u>Notes</u>
FWD 1 CB23 to Type 1L	\$ 3,860.00	Yes	1 structure plus pipe for repair of existing and dewatering due to existing leak
FWD 2 CB7 and CB9 lower and change to T1L	\$ 12,296.00	Yes	2 structures plus extra depth of storm pipe from CB5 to CB7 to CB9 - extra excavation, reduced production.
FWD 3 Deduct 3 Type 1 CBs	\$ (3,633.00)	Yes	Deduct 3 structures replaced above
FWD 4 Ramp Elevations to meet ADA	\$ -	No	No cost change
FWD 4 Realignment of Cascade Storm	\$ 17,062.00	No	3 structures plus AC grind/remove/dispose and extra survey
FWD 5 Tie-in Downspouts and add CB to Starr	\$ 14,223.00	Yes	1 structure plus pipe, couplings, excavation, survey and saddle tie-in with main storm line
FWD 6 Geotextile for Soil Stabilization	\$ 2,250.00	No	Estimate of 250 SY of fabric placed, based on 70 SY used on part of N. Side. Buy remaining fabric at \$2 per SY. (Will end up saving money on overex and CSBC bid items by using this fabric)
FWD 7 Fire Suppression Line	\$ 11,140.00	No	Cost of all materials and labor including subcontractor to perform hot tap
FWD 8 Steel Sheet Rental	\$ 21,000.00	No	Estimate 5 sheets for 50 days - savings by not using cold mix is significant
FWD 8 Cold Mix Not Used	\$ (52,000.00)	No	
FWD 9 Post Office Entrance	\$ 22,315.00	No	
Force Account Replace existing cross at Anthes/Second	TBD	Yes	FA sheets not yet turned in for pricing
Force Account Upgrade Hotel Service to 2" at Cascade/Second	TBD	Yes	FA sheets not yet turned in for pricing - Randi to determine if new 2" meter needed
Force Account Small issues from daily FA sheets through 2/26	\$ 10,000.00	Yes	Rough estimate based on FA sheets received today. I will have more accurate number by the end of the week
TOTAL CHANGES TO DATE			Budget amount between Minor Changes and Utility Conflicts is \$60,000
FWD 10 Add drain to store front and connect to downspout run.	TBD		Possibility that store owner could opt to pay for this improvement since the drain would be installed outside of the limits of new sidewalk. New Sidewalk does not impact water flow into the building, so it seems like the City shouldn't be on the hook for it, in my opinion.