

RESOLUTION NO. 2010-30

AUTHORIZING AN INCREASE TO CONTRACT NO. 2009-102A WITH TOWN CENTER CONSTRUCTION, LLC FOR PROJECT 11E TO PROVIDE ADDITIONAL CONSTRUCTION SERVICES FOR THE PARATRANSIT GARAGE REHABILITATION PROJECT IN THE AMOUNT OF \$19,527.06 FOR A TOTAL CONTRACT AMOUNT OF \$1,133,626.61 (RTA DEVELOPMENT FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, the Authority deemed it necessary to acquire additional construction services for General Trades, as provided under Project 11E, Paratransit District Garage Rehabilitation; and

WHEREAS, by Resolution No. 2009-74, the Board of Trustees authorized Contract No. 2009-102A in the amount of one million eighteen thousand & 00/100 dollars (\$1,018,000.00) with Town Center Construction, LLC located at 8840 Commons Blvd., Twinsburg, Ohio 44087 for the furnishing of said construction services; and

WHEREAS, the General Manager/Secretary-Treasurer has issued six (6) change orders in the net amount of ninety-six thousand ninety-nine & 55/100 dollars (\$96,099.55) based upon his change order authority pursuant to the Authority's Procurement Policies for a total contract value of one million one hundred fourteen thousand ninety-nine & 55/100 dollars (\$1,114,099.55); and

WHEREAS, said increase will exceed the General Manager/Secretary-Treasurers' \$100,000 signing authority; and

WHEREAS, the General Manager/Secretary-Treasurer deems acceptance of the offer of Town Center Construction, LLC to be in the best interest of the Authority and recommends acceptance thereof.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the negotiated offer of Town Center Construction, LLC to provide additional construction services is hereby accepted as being in the best interest of the Authority.

Section 2. That the General Manager/Secretary-Treasurer of the authority be and he is hereby authorized to issue Change Order #7 to Contract No. 2009-102A with Town Center Construction, LLC to provide additional construction services for Paratransit Garage, as required.

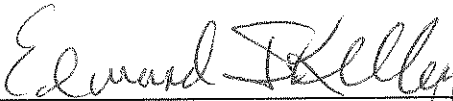
Section 3. That said increase shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to Capital Grant OH-03-0246 in an amount not to exceed \$19,527.06 (\$15,621.65 in Federal funds which represents 80% of the total cost), for a total contract amount not to exceed one million one hundred thirty three thousand six hundred twenty-six & 61/100 dollars (\$1,133,626.61).

Section 4. That the General Manager/Secretary-Treasurer change order authority be reinstated to its entirety.

Section 5. That all other terms and conditions of said contract shall remain unchanged.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: May 18, 2010



President

Attest: 

CEO, General Manager/Secretary-Treasurer



Greater Cleveland Regional Transit Authority
STAFF SUMMARY AND COMMENTS

TITLE/DESCRIPTION: CONTRACT: ADDITIONAL CONSTRUCTION SERVICES FOR PROJECT 11E - THE PARATRANSIT GARAGE REHABILITATION VENDOR: TOWN CENTER CONSTRUCTION, LLC AMOUNT: \$19,527.06	Resolution No.: 2010-30
	Date: May 13, 2010
	Initiator: Engineering & Project Development
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

1.0 **PURPOSE:** This action will allow the Authority to increase Contract No. 2009-102A, Paratransit Garage Rehabilitation, General Trades with Town Center Construction, LLC to provide additional construction services for Project 11E.

2.0 **DESCRIPTION/JUSTIFICATION:** GCRTA has requested revisions to the wall types for finish in the new Vestibule, Call Center and Facility Maintenance building additions. Specifically, once the existing wall covering was removed, it was determined that the existing masonry wall underneath could not be cleaned up and painted as specified in the contract documents. New gypsum board wall systems are now proposed to be installed over the existing masonry walls in these locations.

The changes to correct these issues have been requested by the Authority to facilitate and maintain the completion of construction.

3.0 **PROCUREMENT BACKGROUND:** In September 2009 the Board of Trustees by Resolution No.2009-74 authorized a contract with Town Center Construction, LLC to perform General Trades construction services for the Paratransit Garage Rehabilitation project.

The new total contract amount of \$1,133,626.61 is comprised of the following:

Original Contract Amount	\$1,018,000.00
Change Orders to Date	\$ <u>96,099.55</u>
Subtotal	\$1,114,099.55
Revision to wall types	\$ <u>19,527.06</u>
Revised Total	\$1,133,626.61

A price analysis has been performed and the Procurement Department has determined the rates to be fair and reasonable to the Authority.

- 4.0 AFFIRMATIVE ACTION/DBE BACKGROUND: All Affirmative Action requirements have been met. A 25% DBE participation goal was established for this procurement in 2009, which the company met. Town Center Construction has agreed to maintain the established DBE participation goal on the project through the use of its existing DBE firms.
- 5.0 POLICY IMPACT: None
- 6.0 ECONOMIC IMPACT: This contract change order shall be payable from the RTA Development Fund, Engineering & Project Development Department budget, including but not limited to Capital Grant OH-03-0246, in an amount not to exceed \$19,527.06 (\$15,621.65 in Federal funds which represents 80% of the total cost), for a total contract amount not to exceed \$1,133,626.61.
- 7.0 ALTERNATIVES: Reject this bid. Rejection of this award would delay the Authority's ability to complete the rehabilitation of the Paratransit garage and accommodate the operational needs.
- 8.0 RECOMMENDATION: It is recommended that this change order be accepted and the resolution passed authorizing the General Manager/Secretary-Treasurer to modify the contract.
- 9.0 ATTACHMENTS: Change order log.

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



CEO, General Manager/Secretary-Treasurer

APPROVED CHANGE ORDERS
Paratransit Garage Rehabilitation, General Trades
PROJECT NO. 11E

Contract # 2009-102A
 Original Contract Amount \$1,018,000
 Total Change Order Amount To Date \$ 96,099.55

Contractor: Town Center Construction, LLC
 Total G.M. Authority remaining \$3,900.45

ITEM NO.	Note	Approval	TASK ORDER AMOUNT	APPROVAL AUTHORITY	NEW CONTRACT AMOUNT
1	1	11/24/09	\$6,748.52	CEO/General Manager Secretary-Treasurer	\$1,024,748.52
2	2	01/14/10	\$19,903.55	CEO/General Manager Secretary-Treasurer	\$1,044,652.07
3	3	01/28/10	\$27,905.91	CEO/General Manager Secretary-Treasurer	\$1,072,557.98
4	4	02/09/10	\$2,228.05	CEO/General Manager Secretary-Treasurer	\$1,074,786.03
5	5	02/24/10	\$26,009.00	CEO/General Manager Secretary-Treasurer	\$1,100,795.03
6	6	04/12/10	\$13,304.52	CEO/General Manager Secretary-Treasurer	\$1,114,099.55

NOTES/CHANGE ORDER DESCRIPTION:

1. Change Room A103 from battery storage room to storage room
2. Extend foot excavation to 2-feet below the bottom of the footer and 1-foot wider on either side of the footer width. Dispose of additional spoils and add required backfill.
3. Additional site sanitary and sewer piping; additional masonry in new Maintenance building
4. Revisions to new vestibule and call center
5. Extend temporary drive to Maintenance building addition; provide winter protection; demolish masonry Wall, replace with metal gypsum board; add waterproofing membrane in shower areas and cover existing tile walls with FRP panels from floor to ceiling.
6. Remove and replace concrete pavement in the new north parking lot. Raise new sidewalk, westside and add curbing at Revenue Building.