

FOR BOARD ACTION

Agenda Item # 5.b.

Meeting Date:

10/25/05

SUBJECT:

General Construction RPU Steam Supply Project Contract 02-28-C
Change Order 004

PREPARED BY:

Wally Schlink, Director of Power Resources

ITEM DESCRIPTION:

Background: In May, 2001 RPU staff presented the initial project concept of a steam supply project to the RPU Utility Board for consideration. In June, 2001 the Board approved the project at their regularly scheduled Board meeting. At that time the commercial operation of the project was anticipated to be December, 2002.

On October 29, 2002 the RPU Utility Board approved a contract with Knutson Construction Services for the installation of a high pressure steam supply and condensate return system connecting the Silver Lake Plant with the Prospect Utility Plant portion of the project. The initial value of the approved contract was \$4,580,000. The contracts were signed in January 2003 with the anticipation that construction was to begin in the early spring of 2003 and substantial completion was to be by November 14, 2003.

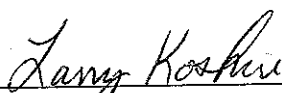
Due to various significant delays primarily related to permitting and the associated administrative process; a change order was presented to the Board for approval for change in scope items and for the delays. In September 2004 the Utility Board approved Change Order 001 to the contract in the amount of \$1,305,950 which brought the total contract amount to \$5,885,950.

Change Order 002 was presented and approved by the Board at the April 26, 2005 Utility Board meeting. The total amount approved in Change Order 002 was \$100,726.48 which brought the total contract amount to \$5,986,676.48

Change Order 003 was presented and approved by the Board at the July 26, 2005 Utility Board meeting. The total amount approved in Change Order 003 was \$94,279 which brought the total contract amount to \$6,080,955.48

Change Order 004 is being presented for additions to the scope and field adjustments that are required. The total being requested in Change Order 003 is \$316,387

These changes are connected to the portion of the project that is a "pass through" cost and will be recovered as incurred from the end customer. Through project management meetings, these changes have been reviewed and approved by all parties.


General Manager


Date

ROCHESTER PUBLIC UTILITIES

FOR BOARD ACTION

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Attached is a matrix showing all change order costs to date, the engineer's review and recommendations as well as support documentation defining the specifics applied to determine the changes.

UTILITY BOARD ACTION REQUESTED:

Staff recommends that the Utility Board approve RPU Change Order 004 to the contract with Knutson Construction Services in the amount of \$316,386 for the General Construction RPU Steam Supply Project. This brings the total amount of the contract to \$6,397,341.

General Manager

Date

Rochester Public Utilities
 Steam Condensate Project
 ITC Recap Sheet
 As of October 19, 2005

ITC Number	ITC Description	RPU Change Order			
		Number 1	Number 2	Number 3	Number 4
3-001	Delete Field Insulation	\$ (69,362.00)			
3-002	Vault and WTP Coordinates	\$ -			
3-003	First Revised Project Start	\$ -			
3-004	Revisions to M330	\$ -			
3-005	Conduit Under Broadway to RPU	\$ (4,452.00)	\$ (5,250.00)		
3-006	Delete Railroad Signal	\$ -	\$ -		
3-007	Move RO Skid	\$ -	\$ -		
3-008	Building Code Revisions to Metal Building	\$ -	\$ 5,518.00		
3-009	Relocation of WTP Due to Right of Way Requirement	\$ 14,873.00	\$ (5,364.00)		
3-010	Modify WTP Due to Zoning Requirements	\$ 13,025.00			
3-011	Public Works Comments	\$ 9,066.00	\$ (4,873.00)		
3-012	Revised Second Start	\$ 995,085.00			
3-013	Fall Crossing at Civic Center Drive	\$ -			
3-014	Additional 3" Conduit To Substation From Broadway	\$ 19,320.00	\$ 2,324.00		
3-015	C322 & C333 Drawing Clarifications	\$ -			
3-016	Site Offices	\$ -			
3-017	3" PVC Conduit - WTP to RPU Manhole	\$ 9,132.00	\$ (9,132.00)		
3-018	Delete Alternate 2 From Original Contract	\$ (4,973.00)			
3-019	Relocate and Insulate Water Services on 6th Street	\$ 84,744.00			
3-020	Increase Mineral Wool Insulation to 7"	\$ 239,492.00	\$ (981.00)		
3-021	Contract Unit Pricing				
3-022	Pipe Procurement Direction for WTP		\$ -		
3-023	Transformer and Transfer Switch Location		\$ -		
3-024	Provide 4" Isolation Valve at WTP		\$ 1,075.00		
3-025	Parking Light Removal and Replacement		\$ -		
3-026	4" Conduit to Substation From Broadway		\$ 5,559.00		
3-027	XHD Hand Hole Lids		\$ 1,589.52		
3-028	Increase Conduit Size to 4" on ITC 014, etc		\$ 56,955.00		
3-029	Communication and Low Voltage Conduits		\$ 3,765.00		
3-030	Electrical Revisions		\$ -		
3-031	4" Conduit from WTP to Broadway		\$ 14,702.00		
3-032	Hardware Modifications		\$ 210.96		
3-033	Delete Cap on 6" CIP Water Main		\$ -		
3-034	Relocate 10 Inch Gas Main at SLP		\$ 19,686.00		
3-035	Nema 4 Pull Box at Vault 10 Location		\$ 2,693.00		
3-036	Buried Pipe Anchor at WTP				\$ 66,495.00
3-037	Concrete Pier Elevation Modification		\$ 8,192.00		
3-038	Rail Road Protective Insurance		\$ 1,798.00		
3-039	Buried Pipe Anchors				
3-040	Main Steam at Prospect Plant			\$ 86,619.00	
3-041	Additional Costs for Uncharted Utilities		\$ 2,259.00		
3-042	Dewatering at 6th Street				\$ 5,977.00
3-043	Power for Door Opener				\$ 633.00
3-044	Pot Hole for Vault 8				\$ 4,340.00
3-045	Relocate Vault 2				
3-046	Replace Fire Hydrants along Sixth Street				\$ 13,934.00
3-047	EJ 681 W/Longer Travel			\$ 3,910.00	
3-048	Unit Heater Circuit Breaker				\$ 11,431.00
3-049	Vault 8 Revision - Interference with 48" Storm Sewer				
3-050	Not Used				
3-051	City Water Department Directed Broadway Mod				
3-052	Asphalt At Collins Feed				
3-053	City Water Main 6th Street NW and Second Avenue				\$ 101,654.00
3-054	Additional Water Services Along 2nd Avenue				\$ 6,193.00
3-055	Supersedes ITC 039 on Pipe Anchors				
3-056	Vault Three Location Due to Skewed Casings				
3-057	Aluminum Jacket on Exposed Perma Pipe				\$ 10,320.00
3-058	Vault 9 Modifications Due to Skewed Casings				
3-059	Sixth Street Co-ordinates				\$ 411.00
3-060	Change Species and Trunk Sizes of Trees			\$ (1,324.00)	

Rochester Public Utilities
 Steam Condensate Project
 ITC Recap Sheet
 As of October 19 2005

ITC Number	ITC Description	RPU Change Order			
		Number 1	Number 2	Number 3	Number 4
3-061	Additional Signage @ Civic Center Drive			\$ 412.00	
3-062	Sanitary Sewer @ Oakridge Apartments			\$ 372.00	\$ 1,850.00
3-063	Additional Insulation for Water Mains			\$ 4,290.00	
3-064	Manhole @ Second Avenue and Sixth Street NW				\$ 13,562.00
3-065	Anchor Block 4 Modification				
3-066	ITC 3-015 Nullified				
3-067	Mayo Warehouse Sanitary Sewer Service				\$ 22,386.00
3-068	Relocate Lights in WTB				\$ 457.00
3-069	Reroute of Sanitary Service				\$ 7,116.00
3-070	Assist DM&E Clean Up				\$ 1,854.00
3-071	Sidewalk and Curb Issues				
3-072	Bore Schedule				
3-073	Civic Center Drive Lighting				\$ 4,927.00
3-074	Additional Storm Sewer Manhole				
3-075	Conduits @ Vault 8				
3-076	RR Xing Signal Arm Base Modifications				
3-077	Mayo Catch Basin Modification				
3-078	Collins Feed Curb Modification				
3-079	Modification of ERS @ Vault 10				\$ 30,703.00
3-080	480 V Breaker for Emergency Eye Wash in WTB				\$ 1,091.00
3-081	Remove Two Additional Trees on Sixth Street NW				
3-082	Remove Duct Bank at N78618				
3-083	Catch Basin 7 Modification				
3-084	Delete Catch Basin 5				
3-085	Demo Pedestrian Ramps				
3-086	Alley Approach Between Lot 11 and Lot 33 on 6th St.				
3-087	Replace Residential Curb Stops				\$ 11,052.00
Unassigned	RR Signalman				
Unassigned	Remove RR Signal				
Unassigned	Civic Center Drive Work (Aggress Schedule)				
		\$1,305,950.00	\$ 100,726.48	\$ 94,279.00	\$ 316,386.00



Stanley Consultants co.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

August 23, 2005

Tom Williamson
Rochester Public Utilities
4000 East River Road NE
Rochester, MN 55906-2813

Dear Mr. Williamson:

Subject: RPU Steam and Condensate Project Change Order Packet 3-007

The following proposals have been received by Stanley Consultants:

Proposal #	Description	ITC #	Amount
PCO 38	Change Breaker & Wire Size for Unit Heaters	3-048 ←	\$ 10,038.00
PCO 39	Provide Power to Overhead Door	3-043	\$ 633.00
PCO 46	Handicap Housing Sanitary Sewer Service	3-062	\$ 1,850.00
PCO 49	Add Disconnect Switches @ Lower Height Per Code	3-048 ←	\$ 1,393.00
PCO 56	Revisions to Anchor Blocks	3-055	\$ - 0 -
PCO 57	Power & Dewatering for Vault 3	3-042	\$ 5,977.00
PCO 58	Pot Hole Work for Vault 8	3-044	\$ 4,340.00
PCO 59	Revised Street Co-ordinates	3-059	\$ 411.00
PCO 62	Mayo Warehouse Water Service	3-054	\$ 6,193.00
PCO 63	Sanitary Sewer Service Mayo Warehouse	3-067	\$ 22,386.00
PCO 66	Cleaning Up DM&E Yard	3-070	\$ 1,854.00
PCO 54	Provide Jacket w/ SS Bands on Perma Pipe in Coal Yard	3-057	\$ 10,320.00
Total Amount of Proposals			\$ 65,395.00

After review of the above proposals, it is the recommendation of Stanley Consultants that these proposals be accepted as additions to the contract documents and Knutson Construction Services contract for the RPU Steam and Condensate Project be increased an additional \$ 65,395.00.

Sincerely,

Stanley Consultants, Inc.

Gary L. Phillips
Sr. Resident Project Representative

This document was sent electronically



Stanley Consultants CO.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

September 20, 2005

Tom Williamson
Rochester Public Utilities
4000 East River Road NE
Rochester, MN 55906-2813

Dear Mr. Williamson:

Subject: RPU Steam and Condensate Project Change Order Packet 3-008

The following proposals have been received by Stanley Consultants:

Proposal #	Description	ITC #	Amount
PCO 67	Sewer Services to 50 7 th Street NE	3-069	\$ 7,116.00
PCO 68	Street Lighting Conduit & Wiring on Civic Center Drive	3-073	\$ 4,927.00
PCO 60	Relocate STS #5 Due to Interferences	3-064	\$ 13,562.00
	Total Amount of Proposals		\$ 25,605.00

After review of the above proposals, it is the recommendation of Stanley Consultants that these proposals be accepted as additions to the contract documents and Knutson Construction Services contract for the RPU Steam and Condensate Project be increased an additional \$ 25,605.00.

Sincerely,

Stanley Consultants, Inc

Gary L. Phillips
Sr. Resident Project Representative

Enclosure(s): KCS Proposed Change Order 60
KCS Proposed Change Order 67
KCS Proposed Change Order 68

cc: Mr. Derek O'Connor, KCS
Mr. Mark Henthorn, SCI
Mr. Mark Browning, Mayo

This document was sent electronically



Stanley Consultants co.

A Stanley Group Company
Engineering, Environmental and Construction Services - Worldwide

October 18, 2005

Tom Williamson
Rochester Public Utilities
4000 East River Road NE
Rochester, MN 55906-2813

Dear Mr. Williamson:

Subject: RPU Steam and Condensate Project Change Order Packet 3-009

The following proposals have been received by Stanley Consultants:

Proposal #	Description	ITC #	Amount
PCO 31	Anchor Blocks	3-036	\$ 66,495.00
PCO 40	Curb Stops	3-087	\$ 11,052.00
PCO 42	Fire Hydrants	3-046	\$ 13,934.00
PCO 47	Precipitator Foundation	3-079	\$ 30,703.00
PCO 52	Water Services	3-053	\$ 101,654.00
PCO 71	Relocate Light Fixture WTB	3-068	\$ 457.00
PCO 72	480 Volt Breaker & Lock Off	3-080	\$ 1,091.00
	Total Amount of Proposals		\$ 225,386.00

After review of the above proposals, it is the recommendation of Stanley Consultants that these proposals be accepted as additions to the contract documents and Knutson Construction Services contract for the RPU Steam and Condensate Project be increased an additional \$ 225,386.00.

Sincerely,

Stanley Consultants, Inc.

Gary L. Phillips
Sr. Resident Project Representative

Enclosure(s): KCS Proposed Change Order 31
KCS Proposed Change Order 40
KCS Proposed Change Order 42

This document was sent electronically

Tom Williamson
August 23, 2005
Page 2

KCS Proposed Change Order 47
KCS Proposed Change Order 52
KCS Proposed Change Order 71
KCS Proposed Change Order 72

cc: Mr. Derek O'Connor, KCS
Mr. Mark Henthorn, SCI
Mr. Mark Browning, Mayo

GLP:glp



RESOLUTION

BE IT RESOLVED by the Public Utility Board of the City of Rochester, Minnesota, to approve Change Order 004 to the contract with Knutson Construction Services in the amount of \$316,386.00 which brings the total approved contract amount to \$6,397,341.00 for the General Construction RPU Steam Supply Project.

Passed by the Public Utility Board of the City of Rochester, Minnesota, this 25th day of October, 2005.

President

Secretary