

RESOLUTION No. 2012-3019

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ISSUE A TASK ORDER IN THE AMOUNT OF \$321,964.00 TO THE EXISTING CONSTRUCTION MANAGER/GENERAL CONTRACTOR CONTRACT WITH M.A. MORTENSON COMPANY FOR THE PRE-CONSTRUCTION SERVICES RELATED TO DESIGN OF THE WASTEWATER TREATMENT PLANT HEADWORKS, INFLUENT PUMP STATION, AND DEWATERING SYSTEM

RECITALS:

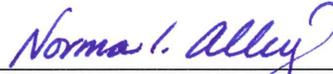
1. The City of Newberg awarded a Construction Manager/General Contractor (CM/GC) contract to M.A. Mortenson Company for the preconstruction and construction services for the Wastewater Treatment Plant (WWTP) Repair, Renovation, and Expansion (RRE) Project. City Council authorized that contract by Resolution No. 2009-2876 on December 7, 2009.
2. Resolution No. 2011-2941 authorized M.A. Mortenson Company to provide pre-construction services for the design of the fourth secondary clarifier, the first major phase of the WWTP RRE Project. That project is currently under construction, as authorized by Resolution No. 2012-3006.
3. Design effort is now beginning for the next phase which is the Headworks, Influent Pump Station and Dewatering System at the WWTP. As part of that effort, M.A. Mortenson Company will be providing pre-construction services, as detailed in Exhibit "A", which is hereby attached and by this reference incorporated.
4. City staff has negotiated the cost of these pre-construction services to be \$321,964.00.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

The City Council hereby authorizes the City Manager to issue a task order (a.k.a. amendment) as part of the existing CM/GC services contract with M.A. Mortenson Company in the amount of \$321,964.00 for work outlined in Exhibit "A" and per the project expense sheet shown in Exhibit "B", which are both hereby adopted and by this reference incorporated.

- **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: November 6, 2012.

ADOPTED by the City Council of the City of Newberg, Oregon, this 5th day of November, 2012.



Norma I. Alley, MMC, City Recorder

ATTEST by the Mayor this 8th day of November, 2012.



Bob Andrews, Mayor

EXHIBIT "A" TO
 RESOLUTION NO. 2012-3019
 PRE-CONSTRUCTION WORK PLAN

CITY OF NEWBERG
 NEWBERG WWTP IMPROVEMENTS
 Headworks, IPS & Dewatering



September 17, 2012

Preconstruction Phase Services in support of the Newberg WWTP Improvements:

- Participate in a design Value Engineering in conjunction with a third party hired by the City.
- Provide constructability recommendations to the Owner and Engineer.
- Schedule and attend meetings with the Engineer and Owner. Minutes by others.
- Review and provide input to in-progress design documents or on as need basis.
- Prepare and periodically update a Project Schedule.
- provide cost and budget information to facilitate design and scope decisions that add value to the project.
- Prepare a GMP estimate.
- Develop subcontractor and supplier interest in the project.
- Provide input to the Owner and Engineer regarding the current construction market.
- Oversee the bidding process.

This proposal assumes the following:

- Rates are to be billed at rates as shown herein.
- The schedule is based on the attached schedule for Preconstruction.
- No additional time is added for DEQ or other agency reviews, other than shown.
- No additional federal funding requirements other than those included within the current agreement.
- Only one 60% estimate and one GMP estimate is included. IPS, Headworks and dewatering will be estimated at the same time for each estimate.

RESPONSIBILITY	HOURS	RATE	EXTENSION
Task 1: PROJECT SET-UP			
Task 1.1 Construction Plan (safety, quality, disruption avoidance plans, startup/commx, site logistics and document management)			
Construction Executive	8	\$ 144	\$ 1,152
Sr. Project Manager	16	\$ 115	\$ 1,840
Project Manager	40	\$ 115	\$ 4,600
Project Engineer	60	\$ 80	\$ 4,800
Superintendent	40	\$ 101	\$ 4,040
Safety Mgr	4	\$ 101	\$ 404
Quality Mgr	4	\$ 101	\$ 404
MEP Systems Engineer	8	\$ 100	\$ 800
Subtotal	180		\$ 18,040
Task 1.2 Construction Contract Packaging			
Includes early procurement of dewatering equipment			
Sr. Project Manager	55	\$ 140	\$ 7,700
Project Manager	120	\$ 112	\$ 13,440
Superintendent	16	\$ 98	\$ 1,568
MEP Systems Engineer	16	\$ 97	\$ 1,552
Subtotal	207		\$ 24,260
Subtotal Task 1 Project Set-Up		387	\$ 42,300

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Task 2: MEETINGS			
2.1 Project Kick-off /Partnering Meeting (NA)			
Construction Executive	4	\$ 144	\$ 576
Sr. Project Manager	4	\$ 115	\$ 460
Project Manager	4	\$ 115	\$ 460
Superintendent	0	\$ 101	\$ -
Sr. Estimator	4	\$ 111	\$ 444
Subtotal	16		\$ 1,940
2.2 Regular Meetings - Owner / Design Team (NA)			
	Assume Weekly (15 months)		
Construction Executive	16	\$ 144	\$ 2,304
Sr. Project Manager (2hrs ea mtg @ 50% of mtgs)	65	\$ 115	\$ 7,469
Project Manager (4 hrs/wk)	260	\$ 115	\$ 29,877
Superintendent	16	\$ 101	\$ 1,616
Sr. Estimator (8 hrs/mo for pricing support)	120	\$ 111	\$ 13,320
Subtotal	477		\$ 54,586
2.3 Design VE Process Meetings			
	Three Days meeting		
Construction Executive	24	\$ 144	\$ 3,456
Sr. Project Manager	24	\$ 115	\$ 2,760
Project Manager (Mtg + 16 hrs for support)	40	\$ 115	\$ 4,600
Sr. Estimator (mtg + 16 hrs pricing support)	40	\$ 111	\$ 4,440
Subtotal	128		\$ 15,256
2.4 - Design Workshops with Ops Staff			
	4 hrs each (two at 60% design and one at 90%)		
Sr. Project Manager	12	\$ 115	\$ 1,380
Project Manager	12	\$ 115	\$ 1,380
Superintendent (at 90% design only)	12	\$ 101	\$ 1,212
Sr. Estimator	12	\$ 111	\$ 1,332
Subtotal	48		\$ 5,304
Subtotal Task 2 Meetings		669	\$ 77,086

Task 3 COST ESTIMATING			
3.1 - 30% Design Estimate (with VE Meetings)			
3.2 - 60% Design Estimate			
Construction Executive	8	\$ 144	\$ 1,152
Sr. Project Manager	16	\$ 115	\$ 1,840
Project Manager	32	\$ 115	\$ 3,680
Superintendent	24	\$ 101	\$ 2,424
Chief Estimator	12	\$ 149	\$ 1,788
Sr. Estimator	40	\$ 111	\$ 4,440
Estimator	100	\$ 59	\$ 5,900
MEP Systems Engineer	24	\$ 100	\$ 2,400
Support Staff	8	\$ 37	\$ 296
Subtotal	264		\$ 23,920
3.3 Cost Management Log Updates (real time estimating)			
Project Manager (1 hr/wk)	65	\$ 115	\$ 7,469
Sr. Estimator (2 hr/wk)	130	\$ 111	\$ 14,419
MEP Systems Engineer	30	\$ 100	\$ 3,000
Subtotal	225		\$ 24,888

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3.4 GMP Estimate (on 90% documents)				
Construction Executive	8	\$	144	\$ 1,152
Sr. Project Manager	24	\$	115	\$ 2,760
Project Manager	40	\$	115	\$ 4,600
Superintendent	24	\$	101	\$ 2,424
Chief Estimator	8	\$	149	\$ 1,192
Sr. Estimator	60	\$	111	\$ 6,660
Estimator	80	\$	59	\$ 4,720
MEP Systems Engineer	24	\$	100	\$ 2,400
Support Staff	4	\$	37	\$ 148
Subtotal	272			\$ 26,056
3.5 GMP Negotiation		NO CHARGE		
3.6 100% Design Document Reconciliation				
Sr. Project Manager	8	\$	115	\$ 920
Project Manager	24	\$	115	\$ 2,760
Superintendent	8	\$	101	\$ 808
Sr. Estimator	24	\$	111	\$ 2,664
MEP Systems Engineer	12	\$	100	\$ 1,200
Subtotal	76			\$ 8,352
Subtotal GMP Estimate				
Subtotal Task 3 Estimates		837	\$	83,216

Task 4: CONSTRUCTION SCHEDULES				
4.1 Construction Baseline Schedule				
Project Manager	4	\$	115	\$ 460
Superintendent	16	\$	101	\$ 1,616
Scheduler	40	\$	98	\$ 3,920
Subtotal	60			\$ 5,996
4.2 Update Precon Schedule (assume monthly)				
Project Manager	14	\$	115	\$ 1,610
Superintendent	0	\$	101	\$ -
Scheduler	14	\$	98	\$ 1,372
Subtotal	28			\$ 2,982
4.3 Construction GMP Schedule				
Project Manager	16	\$	115	\$ 1,840
Superintendent	24	\$	101	\$ 2,424
Scheduler	40	\$	98	\$ 3,920
Subtotal	80			\$ 8,184
Subtotal Task 4 Construction Schedules		168	\$	17,162

Task 5.2: MISCELLANEOUS				
5.1 BIM & VDC - Precon Phase only (NA)				
Project Manager	8	\$	115	\$ 920
Superintendent	24	\$	101	\$ 2,424
Integrated Construction Coordinator (Allowance)	80	\$	98	\$ 7,840
Subtotal	112			\$ 11,184

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5.2 Permit Coordination (Construction Permits)			
Project Manager	24	\$ 115	\$ 2,760
Superintendent	16	\$ 101	\$ 1,616
Subtotal	40		\$ 4,376
5.3 Constructability Reviews (Allowance)			
Project Manager	40	\$ 115	\$ 4,600
Superintendent	40	\$ 101	\$ 4,040
Subtotal	80		\$ 8,640
Subtotal Task 5 Subject Specific Review Meetings			
	232		\$ 24,200
Misc Materials/Expenses for the Above			\$ 18,000
Allowance for Additional Services			\$ 40,000
Allowance for Field Explorations			\$ 20,000
Subtotal Additional Services Allowance			
			\$ 78,000
DIRECT COST - PRE-CONSTRUCTION			
	2293		\$ 321,964
GRAND TOTAL PRE-CONSTRUCTION			
			\$ 321,964

WWTP Project Cash Flow (October 2012)

Project	Value	October Q4 - 2012	January Q1 - 2013	April Q2 - 2013	July Q3 - 2013	October Q4 - 2013	January Q1 - 2014	April Q2 - 2014	July Q3 - 2014	October Q4 - 2014
Headworks & Influent Pump Station & Dewatering	\$ 20,130,587									
Design HDR	\$ 1,816,000	\$ 363,200	\$ 363,200	\$ 363,200	\$ 363,200	\$ 363,200	\$ 3,313,365	\$ 3,313,365	\$ 3,313,365	\$ 3,313,365
CM/GC Design Services	\$ 321,964	\$ 64,393	\$ 64,393	\$ 64,393	\$ 64,393	\$ 64,393	\$ 3,313,365	\$ 3,313,365	\$ 3,313,365	\$ 3,313,365
Construction	\$ 15,566,824						\$ 169,000	\$ 169,000	\$ 169,000	\$ 169,000
City Contingency	\$ 845,000						\$ 290,400	\$ 290,400		
City Cost	\$ 580,799									
Quarterly Total:		\$ 427,593	\$ 427,593	\$ 427,593	\$ 717,992	\$ 4,200,357	\$ 3,482,365	\$ 3,482,365	\$ 3,482,365	\$ 3,482,365
Encumbered To Date (see below):		\$ 5,755,548								
Total Loan Expended:		\$ 6,183,141	\$ 6,610,734	\$ 7,038,326	\$ 7,756,319	\$ 11,956,676	\$ 15,439,041	\$ 18,921,405	\$ 22,403,770	\$ 25,886,135

LOAN 1 (11.4M) LOAN 2 (14.5M)

Encumbered To Date	Loan Value
4th Clarifier Construction	1 \$ 11,410,000
Design Clarifier	2 \$ 14,484,000
Design Urgent Repairs	\$ 25,894,000
Precon TO 4B 4C	
Mort Change Order	
Const Urgent Repairs	
PDR Design	
PDR CMGC	

Resolution #2011-2926 - Approved 2/7/11
Resolution #2012-3012 - Approved 6/18/12