

**SUBJECT:** Approval of Change Order Two in the amount of \$213,728 to change the scope of work to allow design, demolition, and reconstruction of the Houston Middle School Administrative Wing, Contract No. 20-001P, to Bezek, Durst, Seiser, Inc., Design Houston Middle School Repair and Reconstruction, Project 55026.

**AGENDA OF:** September 1, 2020

**ASSEMBLY ACTION:**

Adopted 9-1-20. Reconsideration filed  
9-2-20. Reconsideration NOT moved  
on 9-15-20 *BSA*

**MANAGER RECOMMENDATION:** Present to the Assembly for consideration.

**APPROVED BY GEORGE HAYS, ACTING BOROUGH MANAGER:** *George Hays*

Route To:	Department/Individual	Initials	Remarks
	Originator - Walden, J.	<i>zw</i>	
	Capital Projects Director	<i>OPB</i>	
	Purchasing Officer	<i>ELA</i>	8/20/2020
	Finance Director	<i>AK</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>Sam 8/24/20</i>	<i>BSA</i>

**ATTACHMENT (S):** Fiscal Note: Yes x No       

**SUMMARY STATEMENT:** On Jan 21, 2020, through AM No 20-009, the Mat-Su Borough Assembly approved a contract award to Bezek, Durst, Seiser, Inc, for Design of the Houston Middle School Repair and Reconstruction, Project 55026, in the amount of \$2,449,313. Change Order One added \$17,100 for a kitchen consultant in the original fee proposal but not awarded in the contract award. If approved, Change Order Two, in the amount of \$213,728, will complete the design to demolish and reconstruct a new administrative wing that will be very similar to the school board approved layout.

The original scope of work authorized a complete rebuild of the academic wing and a repair of the administrative and gymnasium wings. As part of the design effort, a full structural analysis revealed that the administrative wing has significantly more damage than previously noted. Deficiencies discovered include no rebar in the foundation and footers, beam connections and bond beams not grouted, insufficient rebar in walls, and improper steel connections and welds. These conditions caused failures during the earthquake and are widespread throughout the entire administrative wing. Since there are numerous areas of the administrative wing which cannot be observed until construction occurs, there will most certainly be additional damage found which would result in a high risk change order environment that will impact budget and time. Repairing the conditions as are currently identified will only bring the administrative wing to 62 percent of current structural building code requirements. A rebuild would make the wing 100 percent compliant with current structural building code requirements and will also be significantly safer in another seismic event. Additionally, the gymnasium has similar conditions. Based on all the newly discovered damage, administration is considering a condemnation process. Until that process is fully explored, this action memorandum will allow design to continue without further delay during the condemnation exploration process.

New contract total will be \$2,680,041.00. In accordance with MSB 3.08.170(C), Administration requests 5% (\$134,002.05) change order authority to modify the resulting contract for reasons established under 3.08.170(B).

**RECOMMENDATION OF ADMINISTRATION:** Recommend approval of Change Order Two in the amount of \$213,728 to change the scope of work to allow design, demolition, and reconstruction of the Houston Middle School Administrative Wing, Contract No. 20-001P, to Bezek, Durst, Seiser, Inc., Design Houston Middle School Repair and Reconstruction, Project 55026.

MATANUSKA-SUSITNA BOROUGH  
FISCAL NOTE

Agenda Date: September 1, 2020

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ORIGINATOR: Jeff Walden

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>\$213,728<sup>00</sup></u>	FUNDING SOURCE <u>Emerg./Cap Proj.</u>
FROM ACCOUNT # <u>445.000.000 4xx.xxx</u>	PROJECT <u>55026</u>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <u>Jeff Walden</u>	CERTIFIED BY:
DATE: <u>8-20-2020</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		<u>213.7</u>				
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		<u>213.7</u>				
TOTAL		<u>213.7</u>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 DEPARTMENT: Chaparral DATE: 8/21/2020  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

I move to reconsider AM 20-093,  
future legislative requests would  
appear to involve this proposed  
activity

George D. McK  
9/2/20

RECEIVED  
SEP 02 2020  
CLERKS OFFICE

NOT moved  
on 9-15-20