

KAYSVILLE CITY COUNCIL
July 29, 2020

Minutes of a special Kaysville City Council meeting held on July 29, 2020 at 5:30 p.m. in the Conference Room of the Kaysville City Police Department, 80 North Main Street, Kaysville, UT.

Council Members present: Mayor Katie Witt, Council Member John Swan Adams, Council Member Michelle Barber, Council Member Andre Lortz, Council Member Tamara Tran, and Council Member Mike Blackham.

Others Present: City Manager Shayne Scott, City Recorder Annemarie Plaizier, Parks and Recreation Director Cole Stephens, Information Technology Assistant Jordan Hansen

APPROVAL OF CITY OFFICE REMODEL CHANGE ORDER ON THE PARKING LOT

Mayor Witt welcomed those present.

Cole Stephens explained that it has been discovered that due to wet soil conditions at the city office remodel, it will not be possible to meet compaction requirements of the fill material. Because of this, a change order is being proposed in order to help meet those requirements. This proposal represents weeks of consultation to find the best construction approach and negotiate the best pricing possible. The original potential change order started at \$120,000, but through consultation with the Kaysville City Public Works, AGEC-Applied Geotechnical, Judd Construction and their sub-contractors Staff is presenting a revised change order which represents the best options presented to us and have brought the amount down to just over \$72,000. The parking lot is critical to receiving the occupancy permit for the building. Delays to this process will also delay the occupancy of the building. If we choose not to address the compaction requirements we will void the warrantee on any work done on our parking lot and will take our own risk by doing so.

Council Member Blackham commented that by approving this change order we will be over our contingency with this project by about \$45,000.

Council Member Adams asked about drainage.

Cole Stephens said that through the construction process they discovered that the storm drain which drains the recreation center and senior center's parking lots doesn't exist as they thought. Public Works has been involved in addressing that issue. The contractor has excavated the parking lot to what the constructions plans have called for, but because of this new discovery they will have to adjust the plans in order to meet compaction requirements. Their plan is to excavate another foot or more, and then lay a fabric underlayment. A pit run will be set on top of the fabric, followed by another foot of road base, and then the asphalt will be laid.

Council Member Barber asked why the amount dropped so significantly in the proposed price.

Cole Stephens said that after they discovered the wet soil conditions, AGEC ran some tests and recommended that the contractor dig down an additional 3 feet and then build the ground back up

with pit run. This is what the original \$120,000 amount was based off of. After receiving this quote, Staff worked to try to find other options for us to be able to meet the compaction requirements but find a less expensive way to do it. By not excavating as deeply, we will not run the risk of running into existing utilities which would have to be relocated, and we will also not have to use as much pit run. The city is also contributing some materials to the project that we already had on hand.

Council Member Barber asked, even though we are close to occupancy, if any further change orders will be needed.

Cole Stephens responded that he'd spoken with the contractor and they didn't foresee anything additional.

Council Member Tran asked if the whole block had the wet soil condition and if this is something the contractor should have known about.

Cole Stephens responded that when the police station was built they had a soil analysis test done and wet soil conditions were found. It was the decision of the city hall remodel committee and staff decided to use that soil analysis for this project to try to save money by not doing a second one. Because we didn't have a soil analysis for this exact site, we ran the risk of running into issues. Had we paid for another soil analysis, this change order amount would've been included in the original sums. Another change order was approved earlier in this project which was also due to the wet soil conditions.

Council Member Adams asked what would happen if these materials weren't installed.

Cole Stephens responded that we wouldn't get the compaction needed and the warrantee would be voided on the asphalt, construction on the subsurface, and curb and gutter.

Council Member Blackham asked about the date for their liquidated damages.

Cole Stephens responded that because of the pandemic several delays have happened, some of which were not the fault of the contractor such as us not being able to get equipment because of factories being closed. There has also been some similar delays on our part. We have decided to try to work with the contractor as much as we can so that we can get this project done.

Council Member Adams suggested, if approved, announcing this change order during the next City Council meeting since we don't know how many people know this special meeting was happening tonight.

Mayor Witt asked that Staff give an update on the city hall remodel project at the next City Council meeting.

Council Member Lortz made a motion to approve the city office remodel change order on the parking lot, seconded by Council Member Barber.

Council Member Lortz commented that he is familiar with these types of change orders in his line of work and feels that this is a reasonable request.

Council Member Blackham added that he appreciates all the work that has been done on the project, and all the efforts of Staff that has been involved.

The vote on the motion was as follows:

Council Member Adams, yea
Council Member Barber, yea
Council Member Lortz, yea
Council Member Tran, yea
Council Member Blackham, yea

The motion passed unanimously.

Council Member Barber made a motion to adjourn the special City Council meeting at 5:50 p.m., seconded by Council Member Adams and passed unanimously.