

**Governing Body Agenda Item**

**Name/Department:** Parks and Recreation

**Meeting Month:** January 2010

**Meeting Week:**

(Week 1) Business Meeting

(Week 3) Regular Meeting/Consent

Time Sensitive? Yes  No

**Topic: Authorize AIA Change Order #002 to Howard Shockey & Sons, Inc. to extend the Contract Time.**

**Brief Summary of Topic:** Howard Shockey & Sons, Inc. is requesting approval of a change order to extend the time of the contract from January 16, 2010 until June 2, 2010 (139 days). The cost associated with extending the contract for 139 days is \$ 100,885.00, which will come out of the project contingency line (non-city) and is provided for within the budget, which has already been identified and accounted for and should not negatively impact the projected shared savings.

Thank you for your consideration.

**Governing Body Consent Agenda  
January 19, 2009**

**Subject:** Change Order #002, Community Center.

**Issue:** Authorize AIA Change Order #002 to Howard Shockey & Sons, Inc. to extend the Contract Time.

**Background:**

- As a result of several factors the site work for the Community Center Project has been delayed (specific detail is provided in Attachment A).
- In good faith and through no fault of Howard Shockey & Son, the project will not be completed until June 2, 2010.
- The projected cost associated with the site work delays has already been factored into the project budget and as such will not impact the overall project cost of \$ 22,435,287.00.

**Discussion:**

- The contract time extension amount is \$100,885.00, which reflects costs associated with maintaining staff and associated equipment/materials/supplies for the additional time request.
- The additional cost has already been incorporated into the overall project budget.
- This amount does not impact the shared savings projections at this juncture.

**Recommendation:**

- Authorize Change Order #002 for the Community Center to Howard Shockey & Sons to enable an extension in the contract time.
- Pros: Required in order to finish all of the site work on the project
- Cons: N/A
- Cost: \$100,885.00.

**Alternatives:**

- There are no feasible alternative at this juncture.

**Coordination:**

- Parks and Recreation Department
- City Manager
- City Attorney
- HDR

**Attachments:**

- A: Change Order Request

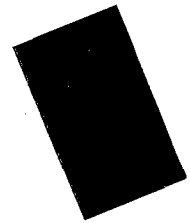
**City Business License:** YES NO Not Applicable

**Prepared by:** Catherine Morretta **Date** 11/13/10

**Reviewed by:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Approved by City Attorney:** \_\_\_\_\_ **Date** \_\_\_\_\_

**Approved by City Manager:** Marcy Gayd **Date** 11/13/10





**Howard Shockey & Sons, Inc.**  
1057 Martinsburg Pike, Winchester, VA 22603 UPS/FedEx  
P.O. Box 2530, Winchester, VA 22604 Mail  
540-667-7700/540-723-4180 Fax

### Transmittal

Transmittal No: STD 489

**To:** Catherine Morretta  
CITY OF MANASSAS PARK  
**Date:** 01/12/2010  
**Project Name:** MANASSAS PARK-PARKS & REC FACILITY  
**Job Number:** 834100  
**Delivery Method:** HAND DELIVERED

**From:** ALEXANDER LANE  
**Subject:** AIA Change Order #002

We are sending:

Qty	Description	Document Date	Action	Notes
4	AIA Change Order #002 - Contract Time Extension	01/07/2010	For Your Signature	

Remarks:

Signed By: *Alex Lane*

CCs: File Copy

# AIA Document G701™ - 2001

## Change Order

<b>PROJECT (Name and address):</b> New Parks and Recreation Facility City of Manassas, Virginia	<b>CHANGE ORDER NUMBER:</b> 002 <b>DATE:</b> January 7, 2010	<b>OWNER:</b> <input type="checkbox"/> <b>ARCHITECT:</b> <input type="checkbox"/> <b>CONTRACTOR:</b> <input type="checkbox"/> <b>FIELD:</b> <input type="checkbox"/> <b>OTHER:</b> <input type="checkbox"/>
<b>TO CONTRACTOR (Name and address):</b> Shockey-Manassas Park, LLC c/o Howard Shockey & Sons, Inc. 1057 Martinsburg Pike (22601) Winchester, VA	<b>ARCHITECT'S PROJECT NUMBER:</b> 0761 <b>CONTRACT DATE:</b> May 7, 2008 <b>CONTRACT FOR:</b> General Construction	

**THE CONTRACT IS CHANGED AS FOLLOWS:**  
*(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)*

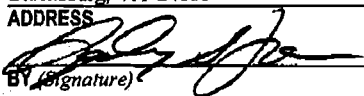
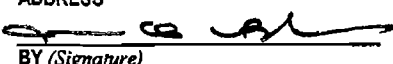
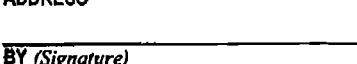
Add 132 days to contract time

The original Contract Sum was	\$ 22,435,287.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 22,435,287.00
The Contract Sum will be unchanged by this Change Order in the amount of	\$ 0.00
The new Contract Sum including this Change Order will be	\$ 22,435,287.00

The Contract Time will be increased by One hundred thirty-two ( 132 ) days.  
The date of Substantial Completion as of the date of this Change Order therefore is June 27, 2010 ✓

**NOTE:** This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

**NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.**

Oliver, Webb, Pappas & Rhudy, Inc.	Shockey Manassas, LLC c/o Howard Shockey & Sons, Inc.	City of Manassas Park
<b>ARCHITECT (Firm name)</b>	<b>CONTRACTOR (Firm name)</b>	<b>OWNER (Firm name)</b>
200 Country Club Drive, SW Blacksburg, VA 24060 <b>ADDRESS</b>	1057 Martinsburg Pike Winchester, VA 22603 <b>ADDRESS</b>	One Park Center Court Manassas Park, VA 20111 <b>ADDRESS</b>
 <b>BY (Signature)</b>	 <b>BY (Signature)</b>	 <b>BY (Signature)</b>
Randy S. Jones, AIA, Sr. Vice President <b>(Typed name)</b>	George Stokman <b>(Typed name)</b>	JEFF BOEHM <b>(Typed name)</b>
January 7, 2010 <b>DATE</b>	11 JAN 10 <b>DATE</b>	<b>DATE</b>



**Howard Shockey & Sons, Inc.**  
1057 Martinsburg Pike, Winchester, VA 22603 UPS/FedEx  
P.O. Box 2530, Winchester, VA 22604 Mail  
540-667-7700/540-723-4180 Fax

## Change Order Request

Catherine Morretta  
CITY OF MANASSAS PARK  
ONE PARK CENTER COURT  
MANASSAS PARK, VA 20111

Number: 035  
Date: 12/10/2009  
Project Name: MANASSAS PARK-PARKS & REC.  
FACILITY  
Job Number: 834100

Reference Document: None

Description of Change: Time extension request due to schedule impacts caused by City of Manassas Park Elementary School.

Funds for this change order request will be transferred from the contractor's contingency. In the event that funds are not available to cover line item overruns at the end of the project, an owner change order will need to be issued for this work.

Delay Days Requested: 139

Description	Amount
Contract Time Extension	100,885.00
<b>Total:</b>	<b>\$100,885.00</b>

Submitted By: HOWARD SHOCKEY & SONS, INC.

Approved:

Signed:

*Auge Stickman*

Signed: \_\_\_\_\_

Date:

*Dec 10, 2009*

Date: \_\_\_\_\_

Pricing is based on written authorization to proceed received by 01/10/2010. Pricing and delay impacts are subject to change if authorization is not received by date noted.

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# HOWARD SHOCKEY & SONS, INC.

ESTABLISHED 1896

P. O. BOX 2530, WINCHESTER, VIRGINIA 22604-1730  
(540) 667-7700 FAX (540) 665-3201

December 7, 2009

Mr. Mercury Payton  
City Manager  
City of Manassas Park  
One Park Center Court  
Manassas Park, VA 20111-2395

RE: Contract Time Extension Due to Elementary School Delays  
City of Manassas Park New Parks and Recreation Facility

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Dear Sir:

Howard Shockey & Sons, Inc. (HSS) is hereby requesting a contract time extension for the completion of the site work portion of the above referenced project until June 2, 2010 for the below stated reasons.

HSS submitted civil progress drawings to the city for review on June 9, 2008 and HSS and OWPR, Inc. were subsequently advised on June 16, 2008 that redesign of the building location would be necessary to provide additional distance from the existing school due to the fact that the school would not be vacated prior to construction. This redesign was accomplished and drawings were re-submitted on June 26, 2008. Design change was approved by the city on July 1, 2008 and civil design then resumed.

This constitutes a design delay from June 9, 2008 until July 1, 2008 or 23 days.

Governing Body approval was received on December 9, 2008 but release for construction to begin on school property was not received until December 31, 2008; an additional delay of 22 days.

Total delays during design process prior to construction start were 43 days.

In addition to preconstruction delays documented above, delays continued to effect the completion of the site work portion of this contract.

According to original project schedule, submitted and approved on November 17, 2008, the elementary school was to be vacated and turned over to HSS to begin demolition on June 1, 2009 with complete demolition by June 17, 2009. The school was not released to HSS for demolition until November 2, 2009, four and a half months late. While HSS proceeded with the site work around the school, the most critical portion (parking lot, roadway, and loading dock area) were directly under or in too close a proximity to be accomplished until the school was demolished. Work that should have been accomplished during the dry summer months has now been pushed into a winter time operation costing additional monies and time to accomplish the work.

**SHOCKEY**  
THE PARTNER OF CHOICE®

# HOWARD SHOCKEY & SONS, INC.

ESTABLISHED 1896

P. O. BOX 2530, WINCHESTER, VIRGINIA 22604-1730  
(540) 667-7700 FAX (540) 665-3201

December 4, 2009  
Mr. Mercury Payton  
Page 2

In addition, the lateness of receiving even a small portion of the school over the route for the sanitary sewer delayed occupancy of the administrative wing of the new building. Additional cost were incurred to HSS from the demolition contractor to mobilize and demo a path through the school for the installation of the new sewer line. Had the school been turned over in a timely manner, these costs and delays would not have occurred.

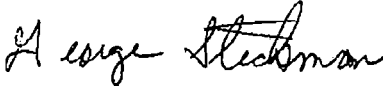
Even though some work around the elementary school was accomplished, time allotted for the parking lot, road, and loading dock area is 48 days.

Beneficial occupancy of area A and B of the new building were given to the city on October 14, 2009, but due to asbestos removal and required disconnect of all utilities from the existing Parks & Recreation building, HSS demolition was not able to start until December 1, 2009. This impacted project completion by an additional 48 days.

Total requested time extension is 139 days.

Sincerely:

HOWARD SHOCKEY & SONS, INC.



George Stickman  
Project Manager

Enclosures

Cc: Catherine Morretta, Manassas Park Parks and Recreation  
Rodger Solomon, HDR  
Randy Jones, OWPR  
Tim Apisa, OWPR  
Gray Farland, Howard Shockey & Sons, Inc.  
Alex Lane, Howard Shockey & Sons, Inc.  
File

**SHOCKEY**  
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City of Manassas Park Community Center

Added Cost to Site Work Allowance

1. Additional fill for shifting building 15' to the east to accommodate 30' clearance from existing school as required by school board.

Added fill 15'w x 200' l x 6'd= 667cy at \$16.14/yard = \$10,765.38  
Remove unsuitable soil 15' x 200' x 3.75'd = 417cy at \$17.43/yard = \$7,268.31  
Replace unsuitable material with approved fill = 417cy at \$16.14/yard = \$6,730.38  
Subtotal = \$24,764.07

2. Install 10' high fence with screen material between site and existing school as required by school board. \$8,775.00
3. Add additional temporary construction road access to southeast corner of existing school for emergency fire lane access as required by school board. \$11,182.00
4. Add additional lighting to east end of school as required by school board. \$1,882.00
5. Demolition and removal of asphalt playground installed for temporary use:  
6 Truck Loads Out at \$167.17 \$1,003.00  
6 Hour Cat Loader at \$114.00 \$ 684.00  
6 Hour Operator at \$46.00 \$ 276.00  
\$1,963.00
6. Install temporary trail from school to CMP building gym. \$10,839.00
7. Remove and reinstall baseball field fence due to not having school removed for stock pile area for topsoil – re-grade and re-seed field estimated cost. \$15,000.00
8. Re-design cost to relocate building per school board requirements. \$10,000.00

**Total Cost Added to Site Work Allowance \$84,405.07**

Note: Site work costs do not include added cost for winter time lost production.

Cost Added to HSS Demolition Due to School Not Being Removed

Path had to be cut through school to install sanitary for new building.

Wrecking Corporation Extra Mobilization \$ 5,619.00  
HSS Labor and Material for Barrier Walls \$19,952.00  
\$25,571.00



**Cost Added to General Conditions to Extend Contract Period**

Cost added to general conditions to extend contract period from January 15, 2010 until June 2, 2010. (This timeline is projection only and does not consider inclement weather or unsuitable soils which are now a possibility due to performing in winter months rather than summer).

Project Manager 40 hrs/week x 15 weeks = 600 hours at \$68.85/hour	\$ 41,310.00
Project Manager Vehicle 15 weeks x 5 days = 75 days at \$50.00/day	\$ 3,750.00
Superintendent 40 hrs/week x 15 weeks = 600 hours at \$53.40/hour	\$ 32,040.00
Superintendent Truck 15 weeks x 5 days = 75 days at \$50.00/day	\$ 3,750.00
Travel Expense (Hotel) 60 days at \$109.00/day	\$ 6,540.00
Per Diem 75 days at \$40.00/day	\$ 3,000.00
Administrative Assistant 20 hrs/week x 15 weeks = 300 hours at \$26.90/hour	\$ 8,070.00
Phones and 2 Way Radios 15 weeks at \$75.00/week	\$ 1,125.00
Portable Toilet 15 weeks at \$60.00/week	\$ 900.00
Computer Satellite Connection	\$ 400.00
	<u>\$100,885.00</u>

**Direct Cost to City of Manassas Park Parks & Recreation Associated with Elementary School**

Demolish and Haul Out of Doublewide Left Behind	\$ 4,907.00
Temporary Power for Asbestos Abatement	\$12,386.00
Asbestos Testing and Abatement	?
Oil Tank Removal	?

**DPW**

Clean Up and Haul Out Trailer Steps and Decks	?
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