



TriCo Regional Sewer Utility

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OFFICE IMPROVEMENTS COMMITTEE MEETING

Thursday, May 28, 2020 at 12:00 P.M.

7236 Mayflower Park Drive, Zionsville, IN 46077

AGENDA

1. Public Comment
2. Office Unification Project Status Update
3. #1910 Office Unification Change Orders
4. #1910 Office Unification Furnishings
5. Other Business

Next Scheduled Meeting: TBD



MEMORANDUM

To: Office Improvements Committee
From: Wes Merkle
Date: May 28, 2020
Subject: Office Unification Status Update

Alderson and its subcontractors have completed foundations, steel framing, and various utility work. Roof decking is underway. Alderson is preparing to pour interior concrete floor slabs. Lagging progress to this point was a result of steel framing delivery, which was built into Alderson's schedule from the beginning. There have been minor delays caused by the pandemic yet nothing that will impact critical path or the completion date of October 31.

Over the last several months Blackline worked with staff to identify furnishing needs. Preliminary quotes were received from three local firms to provide furnishings. RJE provided the most competitive quote. RJE hosted a showroom tour last week for Blackline and staff to view samples of furnishings. Changes are being made based on staff input and a final quote will be available shortly. Furnishings are expected to be below budget.

Plant Expansion contractor Thieneman is responsible for site work on the building project. Thieneman plans to begin site work in July. Thieneman, Alderson, and Plant staff have worked well together.

Staff plans to receive quotes for the Biosolids Building addition in August. This includes construction of two new bays – one to store the vacor truck and the other to store workshop related equipment that won't fit in the reconfigured shop. The proposed location for the addition is currently being used by Thieneman to stockpile material and soil, which will be moved mid-summer. Staff will receive quotes for landscaping in August as well.

Staff expects the office project to be completed on time and on budget.



MEMORANDUM

To: Office Improvements Committee

From: Wes Merkle

Date: May 28, 2020

Subject: #1910 Change Orders

Change Order 1 resulted from value engineering efforts for a credit of \$17,069. This included a roof overlay system for the existing building instead of complete removal and replacement, modifications to overhead doors, and changing the HVAC equipment manufacturer. Staff believes all three changes will result in a better final product in addition to reducing costs. Following the Utility's approval process, this change order was approved by the Utility Director in March.

Change Order 2 includes additional work items identified once construction got underway, including cross bracing, foundation repairs, and existing utilities. Shadow boxes around windows includes upgraded galvanized metal that will wear better with the masonry exterior. Change Order 2 adds \$27,779 to the contract amount.

Staff has had a lot of difficulty in negotiating fair pricing with Alderson. In several cases staff engaged outside vendors to do the same work for a fraction of the price proposed by Alderson. In other cases, hours estimated or charged were substantially higher than what was actually required to complete the work. Staff and Blackline have spent much more time negotiating change pricing with Alderson than was expected.

Staff anticipates one more change order requiring Board approval which will address remaining issues with the existing building that were uncovered during demolition, as well as changes required by Zionsville's plan review process.

Recommended Action: Recommend Approval of Change Order 2.



MEMORANDUM

To: Office Improvements Committee

From: Wes Merkle

Date: May 28, 2020

Subject: #1910 Furnishings

Over the last several months Blackline worked with staff to identify furnishing needs. Preliminary quotes were received from three local firms to provide furnishings. RJE provided the most competitive quote. RJE hosted a showroom tour last week for Blackline and staff to view samples of furnishings. Changes are being made based on staff input and a final quote will be available shortly. Furnishings are expected to be below budget.

Staff anticipates receiving a revised quote from RJE shortly. We will present more information on this item at the OIC meeting.