

**Metropolitan Domestic Water Improvement District  
Board of Directors Meeting**

**March 12, 2012**

**Approval of Change Order with Select Development for  
Construction of Additional Parking at District Office**

**Synopsis**

The Board of Directors is requested to approve a change order with Select Development to construct additional parking at the District's office complex as part of the realignment of the entrance due to Pima County road widening of La Cañada Drive from Ina Road to River Road.

**Background**

With the anticipated road construction on La Cañada Drive that will necessitate the relocation of the north entrance to the District's office complex, monies were budgeted for this fiscal year to provide additional parking due to overflow parking during certain events held at the District during working hours. It was determined that with all the various contracts the District would have underway during this time that a change order with one of our contractors would provide a timely advantage to completing the project without the extensive time requirements in our normal bid process. District staff solicited a bid for the work from Select Development, the District's contractor on the La Cholla waterline relocation project, who also happens to be the contractor for the Pima County's La Cañada roadway project. Staff was hopeful that the County's project would have already started so that the timing of the entrance relocation and the construction of the parking lot would be done at the same time. Due to delaying the start of road construction, which is in part to allow the District's contractor more time to get the waterline relocations done, it does not appear that both the parking lot expansions and the road widening can both occur by the end of the current fiscal year.

**Issues**

The design of the additional parking was done by Environmental Engineering Consultants (EEC), the District's miscellaneous design consultant, and was estimated in 2010 to be constructed for approximately \$105,000. With possible increase in costs, \$115,000 was the amount budgeted this fiscal year for the project. It will include an additional 28 parking spaces along with lighting, landscaping and sidewalk extension to the existing walkway. Attached is a schematic of the layout of the new parking area.

Recent projects that the District has bid have indicated that the reduced pricing we have seen on previous projects is no longer the norm. This seems to be particularly true if the projects are somewhat small as evident with the Iberia waterline connection that is on the agenda. The bid proposal by Select Development was for \$137,025.25 which is nearly 20% higher than our budget

amount provides for.

While this appears to be higher than expected, staff has considered the alternatives. We could reject Select's bid for the change order and request bids from our other two contractors, Innova and Action Paving but it would be dependent upon their availability to do the work. We could also officially advertise the project through our normal bid procedures; however that would take almost three months of time to get the project advertised, bid and ready for Board approval, which would push the project completion into the next fiscal year. Both of these alternatives do not necessarily mean that the costs for the project will be any less than the bid received from Select Development and could actually be higher. Either way, the project would most likely not be able to be completed this fiscal year and the unexpended funds would need to be included in the next fiscal year budget.

For these reasons, it is staff's recommendation that the Board approve the bid of \$137,025.25 from Select Development for the construction of additional parking at the District's office and that the additional funding above the budgeted amount be from the Board's contingency fund.

### **Recommendation**

It is recommended that the Board of Directors approve the bid of \$137,025.25 from Select Development for the construction of additional parking at the District's office and that the additional funding about the budgeted amount from the Board's contingency fund. Staff believes that this approach would be the most effective and fiscally efficient way for completing the parking lot improvements

### **Suggested Motion**

I move to approve the bid of \$137,025.25 from Select Development for the construction of additional parking at the District's office and that the additional funding about the budgeted amount from the Board's contingency fund.

Respectfully submitted,

Mark R. Stratton, P.E.  
General Manager