

## 12. PROJECT CHANGE ORDER PROPOSAL TURNER TRACT INDUSTRIAL PARK

Bunrootis achieved substantial completion on their work at the Industrial Park (Turner Tract) on February 2. You may recall that their scope of work for the industrial park included demolition of structures, construction of 3 stormwater basins and appurtenant structures, construction of a landscaped berm on the eastern perimeter, and final grading of approximately 81 acres to achieve "pad-ready" status. In addition, they constructed and developed a compensatory mitigation site of approximately 18 acres to address impacts caused by development of the industrial park. The lump sum contract for the work was \$2,947,835. We are currently holding roughly \$177,000 in retainage pending completion of the final punchlist.

While they are obligated to warrant their work for 12 months, since last September we have noticed an inordinate amount of erosion around the stormwater basins and the slopes of the compensatory mitigation site (CMS) following significant rain events. The subcontractor (Shamrock) has repaired the erosion each time at his own expense, and will continue to do so through the warranty period.

However, given the sandy nature of the site, I've become increasingly concerned that erosion around the stormwater basins will continue to be a chronic issue after the warranty period expires leaving us with a significant ongoing maintenance expense. The Timmons Group has suggested construction of a temporary slope drain system which channels the sheet flow from the graded pad to specific locations in the stormwater basins where it is then discharged through a pipe into the basin, as opposed to simply flowing over the rim of the basin from all directions. In addition, they have suggested application of a product called Earthguard, which sprays onto the slopes of the CMS to minimize erosion.

The cumulative cost of both change orders is \$79,465. The cost of repairing the basins after one significant rain event would likely exceed the cost of the change order. Shamrock is proposing to subcontract installations of the slope drains to Crowder & White, which is the bulk of the work. The Timmons Group is recommending both of these measures.

Funds are available from the sale of the 2006 bond proceeds which are restricted exclusively for development of this project.

### **MOTION REQUIRED:**

**If the Board is so inclined, a motion is required authorizing the attached change orders.**