

**Tommy Battle**  
Mayor

Facilities Projects Management

**Chris O'Neil**  
Facilities Project Manager



"One City, One Vision"

# HUNTSVILLE

The Star of Alabama

To: Members of the City Council

Date: October 13, 2022

Re: Justification for Miller & Miller, Inc.'s Change Order No. 1 for the VBC  
Monroe Street Parking Lot Renovation Project.

Due to unforeseen conditions, during construction of this project, the General Contractor uncovered an extremely shallow storm drainage pipe that was not captured by field survey or by visual inspection of the site prior to construction. Due to the location of this pipe beneath an ADA ramp, and in close proximity to a Ginkgo tree (*Ginkgo biloba*) in excess of 100 years in age, additional care had to be taken to redesign this entire area of the project to include grading, storm drainage, lawn, sidewalks, ramps and the ADA accessible route within the Right of Way.

It was not economically feasible to compete this additional work since the General Contractor was already on site and had the necessary equipment to perform the work. Rebidding would incur additional cost and time for re-advertising the bid, preparing the bid documents, and conducting the competitive bid process, as well as compromise the warranty of the grading and drainage system, if another General Contractor were to perform the work.

While Change Order No. 1 in the amount of \$123,911.46 exceeds 10% of the contract value, the price has been reviewed by the Architect and Facilities Projects Staff and is considered competitive, fair, and reasonable.

Sincerely,

Chris O'Neil  
Facilities Projects Manager

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