CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: **DATE: May 18, 2015**

Motion – Approving Change Order #8
Library and Law Enforcement Center HVAC Improvements
Excel Mechanical Co. Inc.

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$506,300.00	February 10, 2014	
Change Order 1	$22,596.00	June 2, 2014	Approved by Council
Change Order 2	$1,240.00	July 28, 2014	Approved by Council
Change Order 3	$198.00	September 10, 2014	Approved by Staff
Change Order 4	$0.00	September 22, 2014	Approved by Council
Change Order 5	$2,288.00	November 3, 2014	Approved by Council
Change Order 6	$3,839.00	January 26, 2015	Approved by Council
Change Order 7	$1,948.00	March 23, 2015	Approved by Council
Change Order 8	$26,033.00	Pending	
Total	**$564,442.00**	Construction Budget (including building maintenance fund allocation for mold remediation): $553,649.00	

Cost for this change order items will be paid from CIP budgeted account Library Facility- Contracts # 6578.75.840.6.7910. The project budget will need to increase to accommodate this change. An increase in the project budget has been included in Budget Amendment #3, to be considered by the Council at this same meeting.

BACKGROUND:

In review of the specifications for the new chiller unit, it was discovered that the clearance requirements for the equipment required that the mechanical enclosure be enlarged. This change order incorporates the cost of additional fencing for the larger enclosure and modifying the adjacent parking lot for a total increase in the project cost of $26,033.00. This change order will also extend the contract time 42 days to July 10, 2015 to accommodate fabrication and construction time. The parking lot modifications will include removing 7 non-compliant stalls (stalls were too shallow to meet minimum requirements) and revising the layout to provide 2 code compliant stalls. Even with the loss of 5 parking spaces, the Library will still meet code requirements for the number of parking spaces.

OUTSTANDING ISSUES: None

RECOMMENDATION:

City Council Adopt:
- Motion Approving Change Order #8 for the Library and Law Enforcement Center HVAC Improvements Project.

Lead Staff Member: Linda Schemmel, AIA LS

STAFF REVIEWS

Department Director	Duane Wittstock, City Engineer DW
Appropriations/Finance	Tim Stiles, Finance Director TS
Legal	Richard Scieszinski, City Attorney RS
Agenda Acceptance	RTJ

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Works		
Date Reviewed	May 13, 2015		
Recommendation	Yes	No	Split

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CITY OF WEST DES MOINES

Development Services Department
4200 Mills Civic Parkway, Suite 2D
West Des Moines, IA 50265-0320
(515) 222-3620 Fax (515) 273-0602

THE CITY OF West Des Moines

CHANGE ORDER 8

Distribution:
Owner X
Engineer X
Contractor X
Other

Contractor: **Excel Mechanical Co. Inc.**
5636 NE 17th Street
Des Moines, IA 50313

Project Title	Library and Law Enforcement Center HVAC Improvements	
WDM Project File Number	0510-046-2012	
Purchase Order Number	3043-DS-10 & 6578-DS-10	
Orig. Contract Amount & Date	$506,300.00	February 10, 2014
Change Order Number	8	
Date	May 14, 2015	

THE CONTRACT IS CHANGED AS INDICATED IN ATTACHED CHANGE REQUEST:

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
ITC #4 (Library)	Changes to fencing and adjacent parking area due to increase in required clearances for mechancial equipment.	LS	$26,033.00	1.00	$26,033.00
				TOTAL	$26,033.00

CHANGE ORDER SUMMARY

The Original Contract Sum (base bid & alternate 1) was	$506,300.00
Net Change by previously authorized Change Orders	$32,109.00
The Contract Sum prior to This Change Order was	$538,409.00
The Contract Sum will increase	$26,033.00
The new Contract Sum including this Change Order will be	**$564,442.00**
Aggregate Change Order as a percent of Original Contract (if the aggregate is $10,000, or greater than 5% of the original contract, whichever is greater, all signatures through the full Council are required)	11.48%
The Contract Time will be **increased**	42 days
The date of Final Completion as of the date of this Change Order therefore is	July 10, 2015

Contractor:	Recommended By:	Checked By:
Excel Mechanical Co. Inc.	Sebesta	City of West Des Moines
Signature:	Signature:	Signature:
Name:	Name:	Name: Linda Schemmel
Title:	Title:	Title: Planner
Date:	Date:	Date: 5/14/2015

Owner: City of West Des Moines

X ≤	$2,500 Department Director	X_____	Date_____
X	$2,501 to 5,000 City Manager	X_____	Date_____
☐	$5001 to 10,000 PW Council Committee scheduled for agenda on	scheduled for agenda on	Date: 5/13/2015
☐ >	$10,000 City Council approved or ratified at Council meeting on		Date: 5/18/2015

Excel Mechanical Co., Inc. Date: 05/08/15

Project: WDM Library and LEC

Itemized Breakdown for:
FOR #00 new fence and parking lot changes ITC 04

DESCRIPTION	Unit Price or Lump Sum (LS)	COST	TOTALS
material/equipment:			
	LS		
	LS		
	LS		
	LS		
	LS		
	LS		
	LS		
	LS		
	LS		
	LS		
total material/equipment cost		**0.00**	**0.00**
labor:			
supervision/foreman-straight time	12.00	870.00	
journeyman-straight time	0.00	0.00	
supervision/foreman-overtime	0.00	0.00	
journeyman-overtime	0.00	0.00	
total labor hours & cost	**12.00**	**870.00**	**870.00**
subcontractors:			
Kim Abild		23,366.00	
Mid-Iowa Environmental		0.00	
Johnson Controls		0.00	
ABC electric		0.00	
total subcontractor cost	**LS**	**23,366.00**	**23,366.00**
job expense:			
rental equipment	LS	0.00	
bond costs	LS	433.20	
rental insurance	LS	0.00	
total job expense	**LS**	**433.20**	**433.20**
RECAP			
Total Cost			**24,669.20**
markup-Excel Mechanical	0.15		195.48
markup-subcontractors	0.05		1,168.30
TOTAL COST *(rounded)*			*26,033.00*