CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: **DATE: November 16, 2015**

Motion – Approving Change Order #1
2015 Citywide Energy Savings
ABC Electrical Services

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$135,431.84	September 21, 2015	
Change Order 1	$ 41,895.28	Pending	
Total	**$177,327.12**		

Cost for this change order items will be paid from budgeted account no. 7510.75.860.6.7910 with the ultimate funding intended to come from the General Fund.

BACKGROUND:

The 2015 Citywide Energy Savings project includes replacement of the existing bulbs with LED lamps in City Hall and the Library. The purpose of the project is to improve energy efficiency of lighting in each building and take advantage of rebates that will likely not be available in the future. It is anticipated up to $70,000 in rebates may be available for the project in addition to approximately $25,000 per year in energy savings. The deadline to apply for rebates is mid-December. Installation must be complete in order to be eligible for rebates. The project is currently scheduled for completion by December 5th allowing rebates to be prepared and submitted prior to the deadline.

During installation at the Library the Contractor has identified four different types of ballast, many of which have either failed or are not compatible with the new lamps. Each ballast has an expected life span of approximately 5 years and many have been replaced over time. The lamp manufacturer will not warranty lamps installed with improper ballasts. Ballast replacements are not eligible for rebates. At this time it appears City Hall fixtures are compatible.

During design, mock-ups were installed at several locations in order to verify compatibility. The Engineer did not have an electrician open the wiring compartment to view the ballast at that time. Each test installation was functional without reason to suspect widespread ballast compatibility issues. The Engineer estimates up to 355 fixtures may be affected.

Change Order 1 includes replacing the existing ballasts. The costs can be borne by anticipated proceeds from rebates and will maintain the manufacturer's warranty on the lamps. The anticipated payback will increase from 1.21 years to 5.85 years not including any savings from reduced ballast maintenance costs. The expected life of the retrofit lamps is estimated to be 2.5 times longer than the existing fluorescent bulbs or approximately 10 years.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Change Order #1 for the 2015 Citywide Energy Savings project.

Lead Staff Member: **Duane Wittstock, P.E., L.S., City Engineer** DEW

STAFF REVIEWS

Department Director	Duane Wittstock, City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	RJ

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Works		
Date Reviewed	November 9, 2015		
Recommendation	Yes	No	Split

CITY OF WEST DES MOINES

ENGINEERING SERVICES
4200 Mills Civic Parkway
Wes Des Moines, IA 50265-0320
(515) 222-3620 Fax (515) 273-0602

CHANGE ORDER

Distribution:
Owner X
Engineer X
Contract X
Other ___

Contractor **ABC Electrical Services**
6299 NE 15th Street
Des Moines, IA 50313

Project Title	2015 Citywide Energy Savings	
WDM Project File Number	0610-047-2015	
Purchase Order Number	7610-02	
Orig. Contract Amount & Date	$135,431.84	September 21, 2015
Change Order Number	01	
Date	November 11, 2015	

THE CONTRACT IS CHANGED AS FOLLOWS: Defective ballasts and ballasts that are non-compliant with the LED lamp retrofits were discovered at the Library. This change order replaces defective and non-compliant ballasts with compliant ballasts throughout the Library.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1	Library ballast replacement	EA	$66.29	632.000	$41,895.28
			TOTAL		$41,895.28

CHANGE ORDER SUMMARY

The Original Contract Sum was	$135,431.84
Net Change by previously authorized Change Orders	$0.00
The Contract Sum prior to This Change Order was	$135,431.84
The Contract Sum will be increased by this Change Order in the amount of	$41,895.28
The new Contract Sum including this Change Order will be	$177,327.12
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)	30.93%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor:	Recommended By:	Checked By:
ABC Electrical Services	Alvine Engineering	City of West Des Moines
Signature:	Signature: Andy Venzke	Signature:
Name: Lacey Clair	Name: Andy Venzke, PE	Name: Duane C. Wittstock, P.E., L.S.
Title: President	Title: Project Manager	Title: City Engineer
Date: 11-12-15	Date: 11/12/15	Date

Owner: City of West Des Moines

☐ ≤	$2,500 Department Director	X_____	Date_____
☐	$2,501 to 5,000 City Manager	X_____	Date_____
☐	$5001 to 10,000 PW Council Committee scheduled for agenda on November 10, 2014		Date
☐ >	$10,000 City Council approved or ratified at Council meeting on		Date

Location Map
City Hall and Library

N

0 100 200 400 600 800 Feet