CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM:

DATE: February 8, 2016

Motion – Approving Change Order #3
Community Center Interior Renovations
Covenant Construction Services

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$ 585,549.00	July 27, 2015	Base Bid & Alternate 1
Change Order 1	$ 203,338.00	December 2, 2015	New water service line
Change Order 2	$ 8,656.00	January 26, 2016	Paving work related to CO #1
Change Order 3	$5,110.00	Pending	
Total	**$ 802,653.00**		Project Budget: $1,100,000.00

Costs for the change order can be paid from budgeted account number 6554.75.840.6.7920 (Community Center - Renovation). With adjusting for the revised construction cost and accounting for the professional fees, the remaining balance in the project budget is $129,427.00. Other pending costs include miscellaneous construction phase costs (testing, etc.), furniture, new interior signage, and IT/data equipment.

BACKGROUND:

On July 27, 2015 the City Council awarded the construction contract to Covenant Construction Services for the interior renovation of the Community Center including new restrooms facilities on both floors. The upper floor of the building renovation includes installation of a new ceiling. During demolition of the existing ceiling, it was discovered that the west end of the building is served by flexible duct work, which is most likely original to the building. The duct work has deteriorated to the point where it is leaking significantly and should be replaced. Staff recommends replacing the duct work as part of this project as it is much more cost effective to replace it at the time the ceiling is removed.

OUTSTANDING ISSUES: None

RECOMMENDATION:

City Council Adopt:
- Motion approving Change Order #3

Lead Staff Member: Linda Schemmel, AIA

STAFF REVIEWS

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

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Works		
Date Reviewed	February 1, 2016		
Recommendation	Yes	No	Split

CITY OF WEST DES MOINES

Engineering Services
4200 Mills Civic Pkwy., PO Box 65320
West Des Moines, IA 50265-0320
(515) 222-3620 Fax (515) 273-0602

CHANGE ORDER 3

Distribution:
Owner X
Architect X
Contractor X
Other

Contractor: **Covenant Construction Services, LLC**
734 SE Alices Road
Waukee, Iowa 50263

Project Title	**Community Center Interior Renovations**	
WDM Project File Number	**0510-077-2014**	
Purchase Order Number	**6554-07**	
Orig. Contract Amount & Date	**$585,549.00**	**July 27, 2015**
Change Order Number	**3**	
Date	**February 1, 2016**	

THE CONTRACT IS CHANGED AS INDICATED IN ATTACHED CHANGE ORDER REQUESTS:

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
COR 5	Remove existing flex duct and install new ridged duct to supply Program Room	LS	$5,110.00	1.00	$5,110.00
				TOTAL	**$5,110.00**

CHANGE ORDER SUMMARY

The Original Contract Sum (base bid & alterate 1) was	$585,549.00
Net Change by previously authorized Change Orders	$211,994.00
The Contract Sum prior to This Change Order was	$797,543.00
The Contract Sum will be **Increased** by this Change Order in the amount of	$5,110.00
The new Contract Sum including this Change Order will be	**$802,653.00**
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)	37.08%
The Contract Time will be **unchanged**	0 days
The date of Final Completion as of the date of this Change Order therefore is	May 2, 2015

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

Contractor: Covenant Construction	Recommended By: OPN Architects	Checked By: City of West Des Moines
Signature:	Signature:	Signature:
Name:	Name:	Name: Linda Schemmel
Title:	Title:	Title: Planner
Date:	Date:	Date: 2/1/2016

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_____
☐ >	$10,000 City Council approved or ratified at Council meeting on		Date_____

Covenant Construction Services
734 SE Alice's Road
Waukee, IA 50263

West Des Moines Community Center

Change Order Description		Quantity	Unit Rate	Unit Cost	Total
5	**Costs Associated with ITC 8**				
	Div 06 - Rough Carpentry				**$180.00**
	- 2x10x10s for catwalk above program room ceiling	12 ea	$15.00 / ea	$180.00	
	- Installation of catwalk for work above ceiling	4 hr	$0.00 / hr	$0.00	
	Div 22 & 23 - Plumbing & HVAC				**$3,940.00**
	- Remove existing flex ductwork and install new rigid/flex as shown in ITC 8 (CIM)	1 ls	$3,940.00 / ls	$3,940.00	
	Sub-Total				**$4,120.00**
	Overhead				$412.00
	Profit				$453.20
	Payment & Performance Bond (2.5%)				$124.63
	Costs Associated with ITC 8				**$5,110.00**

*** A final evaluation of schedule impact will be evaluated upon approval of a contract modification.**

Cody Schmidt
Central Iowa Mechanical
204 SW 2nd Street
Des Moines, Iowa 50309
Phone: (515) 243-6126
Fax: (515) 243-1804
cschmidt@cimech.com

January 25, 2016

BID # CP 04

Mr. Trevor Cassel
Covenant Construction Services
734 SE Alice's Rd
Waukee, IA 50263
Phone: (515) 216-1017
Fax: (515) 216-1018
Email: trevorc@ccsvet.com

Dear Trevor,

Per the Owner's request, this change proposal (CP 04) to perform the work as described below, we request an increase to our contract in the amount of $3,940.00

West Des Moines Community Center – Program Room Ductwork

Scope of Work:

1. Furnish and install spiral ductwork as shown on sketch from Alvine Engineering.
    a. Insulate the new spiral ductwork as required.
    b. Taps off the main trunk were included in the original bid and are not included in this quote.

Exclusions:

1. Access to work area for duct installation.
2. Overtime/ Shiftwork.
3. Unforeseen conditions.
4. Additional ductwork not indicated on sketch.
5. Dumpster for construction debris (provided by GC)
6. The Contractor or Owner shall furnish and make available to us, free of charge, required utilities including: water, temporary power and lighting, temporary heat, and sanitary facilities.

Change Proposal #4 (CP 04)
ADD: $ 3,940.00

Please call if you have questions or wish for us to proceed.

Sincerely,

Cody Schmidt
Estimator
Central Iowa Mechanical

Proposal is contingent upon approval of terms.
We reserve the right to withdraw our proposal.

Project Terms and Conditions

General:

1. Central Iowa Mechanical agrees to perform all work in a careful and workman-like manner and to furnish only materials of good quality.

2. The customer will provide reasonable access to all areas and equipment and will allow Central Iowa Mechanical to stop and start equipment as necessary to fulfill the scope of this project.

3. All work will be performed during our normal working hours of 7:00 a.m. to 4:30 p.m. Monday through Friday, excluding Central Iowa Mechanical holidays.

4. The customer will pay all invoices promptly upon receipt. Should a payment become thirty (30) days or more deliquent, Central Iowa Mechanical may stop all work on this project without notice and/or cancel this project, and the entire project amount will become due and payable immediately upon demand.

5. In addition to any price specified on the face hereof, the customer shall pay and be responsible for the gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale, or delivery of any products, services, or the work furnished hereunder or for their use by Central Iowa Mechanical on behalf of the customer whether such tax shall be local, state, or federal in nature.

6. In the event Central Iowa Mechanical must commence legal action in order to recover any amount payable under this agreement, the customer shall pay Central Iowa Mechanical all court costs and attorney's fees incurred by Central Iowa Mechanical.

7. Any legal action brought by the customer relating to this agreement, or the breach thereof, shall be commenced within one (1) year from completion of this work.

8. This proposal is valid for a period of 30 days after issuance.

Limitations of Liability and Indemnities:

1. Central Iowa Mechanical will not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substances in the air, strike, lockout, dispute with workers, inability to obtain material or services, commotion, war, act of God, or any other cause beyond Central Iowa Mechanical's reasonable control.

2. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise shall Central Iowa Mechanical or its suppliers, employees, or agents be liable for any special, consequential, incidental, or penal damage including, but not limited to loss or profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services, or replacement power, down time costs, lost profits, or claims of buyer's customers for such damages.

3. No other warranty expressed or other liability is given and no other affirmation of Central Iowa Mechanical, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, or any other obligation on the part of Central Iowa Mechanical.

4. Central Iowa Mechanical warrants materials only to the extent and for the time period said materials are warranted to Central Iowa Mechanical by the manufacturer(s) of the same. Central Iowa Mechanical's liability, if any, upon any warranty, either expressed or implied, shall be limited to replacement of defective materials and correction of faulty workmanship which is a violation of state, local, or federal building codes at the time of performance of the work by Central Iowa Mechanical.

Sheet Metal Estimate

Job Name	Proposal #	Estimator	Bid Date	Print Date	
Community Center Program Room Duct		Cody Schmidt		1/25/16 9:06 AM	% Bid

Material Cost

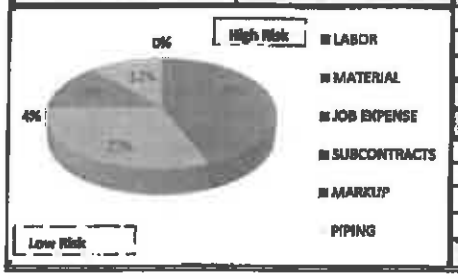
	Equip't Recap. Sheet		
	QXP Recap Sheet	990	
	Budget Recap Sheet		
	Rough Materials		
	Equipment & Spec.		
	Tool Expense	29	
	Equip. Rental		
	Material Sub-total >>>>>>	$1,009	
	Tax 6.00%	$61	
Total Materials >>>>>			$1,070 27%

Labor Cost	Hours	29		Rate	Totals		
General Foreman w/ Truck			Field	$75.00	$0		
Foreman w/ Truck	15		29	$70.00	$1,015		
Journeyman w/ Truck				$65.00	$0		
Journeyman w/o Truck			Shop	$60.00	$0		
65% Apprentice	15		0	$45.00	$653		
Pre-App. - Field				$20.00	$0		
Gen Foreman w/Truck - Shop				$64.24	$0		
Foreman w/ Truck - Shop	0			$62.21	$0		
Journeyman w/ Truck - Shop				$60.12	$0		
Journeyman - Shop				$55.62	$0		
Apprentice - Shop	0			$38.76	$0		
Pre-App. - Shop				$15.85	$0		
Service Foreman				$75.00	$0		
Service Journeyman				$70.00	$0		
Truck Driver	1	4%		$40.00	$46		
Wage Increase				$1.00	$0		
Total hours	29		29	Blended Rate	$59.10		
Subsidy	Hours	Rate	Status	Sub Total >>>>>>	$1,714		
Local #33 >>>>				$ -			
Local #45 >>>>				$ -			
Total Labor>>>>>						$1,714	44%

Job Expense		Sub-Contractors			
Fees & Permits		Iowa Insulation	475		
Truck Expense	0	Temp Controls			
Subsistence		Excavation			
Telephone		Balancing			
Shacks-Warehouse		Painting			
Job Office Supplies		Concrete Cutting			
Freight		Crane			
Special Tools		Electrical			
Project Manager	150	Roof Patch			
Project Engineer		Private Locates			
Drafting Technician		Chemical Treatment			
		Gen. Trades			
		Sub-Total	$475		
		Overhead & Profit	10% 48		
		Total Sub Contracts >>>>>		$523	13%
Total Job Expense >>>>>				$150	4%

Job Cost

Total Labor Cost	1,714	Sub-total >>>>>		$2,933	
Total Material Cost	1,220				
Total Sub Contract Cost	475	Sub-total >>>>>		$2,933	
Cost w/Sub Contracts	$3,408	Overhead	10.00%	293	7%
Profit to Sale (Margin)	12.7%	Sub-total >>>>>		$3,227	
Profit to Cost (Markup)	14.7%	Profit	5.00%	161	4%
OH&P to Labor (Coverage)	28%	Sub-total >>>>>		$3,388	
		Warranty		$29	
		Total Sub-Contracts		$523	
		Sub-total >>>>>		$3,940	
		Piping Estimate			
		Bond	Nu		
		Adjustment			
		Total Bid >>>>>>		$3,940	



Location Map
Community Center - 217 5th Street

N

0 37.5 75 150 225 300 Feet