CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

ITEM: **DATE: November 28, 2016**

Motion – Approving Change Order #7
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	February 8, 2016	Replacing flex ductwork
Change Order 4	$19,103.00	April 18, 2016	Ceiling tile, soffits, wall
Change Order 5	$1,116.26	July 11, 2016	Storage Room subfloor
Change Order 6	$874.69	October 31, 2016	Door hardware & Contract adjustments
Change Order 7	$5,610.90	Pending	Partition revisions, HVAC modifications and alarm system repairs.
Total	**$ 829,357.85**		Project Budget: $1,100,000.00

Costs for the change order can be paid from budgeted account number 500.000.000.5250.495 (Community Center - Renovation). With adjusting for the revised construction cost and accounting for the professional fees, the remaining balance in the project budget is $102,722.15. Other non-contract project 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. This change order includes items related to work that was done in the rush to get the building completed and were not approved prior to work occurring. These items were pulled from Change Order Request 10 for further review to confirm they were necessary and that the costs were in line for the work scope performed. That review is complete and several items originally noted on the change order request have been removed or the costs adjusted down to in response to the review.

OUTSTANDING ISSUES: None

RECOMMENDATION:

City Council Adopt:
- Motion approving Change Order #7

Lead Staff Members: Linda Schemmel, AIA LS

STAFF REVIEWS

Department Director	Sally Ortgies, Interim Director of Parks and Recreation
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney JBW
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	N/A
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed	N/A		
Recommendation	Yes	No	

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 7

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	7	
Date	**November 15, 2016**	

THE CONTRACT IS CHANGED FOR THE FOLLOWING ITEMS AS INDICATED IN ATTACHED CHANGE ORDER REQUEST:

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
COR 10 Div 08	Replace 1 existing magnetic hold open (hardware)	LS	$127.75	1.00	$127.75
COR 10 Div 09	Move west wall of Room 112	LS	$627.57	1.00	$627.57
COR 10 Div 23	Install 2 new ceiling difusers per RFI 10 (ceiling revisions)	LS	$798.72	1.00	$798.72
COR 10 Div 23	Plenum modfications for new difusers	LS	$1,632.17	1.00	$1,632.17
COR 10 Div 28	Repairs to existing fire alarm system	LS	$2,424.69	1.00	$2,424.69
				TOTAL	**$5,610.90**

CHANGE ORDER SUMMARY

The Original Contract Sum (base bid & alterate 1) was	$585,549.00
Net Change by previously authorized Change Orders	$238,197.95
The Contract Sum prior to This Change Order was	$823,746.95
The Contract Sum will be **Increased** by this Change Order in the amount of	$5,610.90
The new Contract Sum Including this Change Order will be	**$829,357.85**
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)	41.64%
The Contract Time will be **unchanged :**	N/A - work after contract date
The date of Final Completion as of the date of this Change Order therefore is	June 16, 2016

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: Development Coordinator
Date:	Date:	Date: 11/15/2016

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	Additional Calendar Days	Total
10	**Misc. Change Orders**					
	Div 03 - Concrete					
	* Credit for Concrete panel @ 4th street per Co #2	1 ls	-$3,272.00 / ls	-$3,272.00		-$1,320.00
	* Actual Cost of Concrete	1 ls	$1,952.00 / ls	$1,952.00		
	Div 08 - Openings					
	* Replace 1 Existing Magnetic Hold Open	1 ls	$103.00 / ls	$103.00		$103.00
	Div 09 - Finishes					
	* Move the west wall in Men's Room 112 (RFI 6)	1 ls	$506.00 / ls	$506.00		$1,935.00
	* Modify Men's room ceiling to accommodate cove lights (RFI #6)	1 ls	$529.00 / ls	$529.00		
	* Install sub-floor under vinyl	1 ls	$900.00 / ls	$900.00		
	Division 23 - HVAC					
	* Provide 2 new R-2 Diffusers per Revisions to ITC 10	1 ls	$644.00 / ls	$644.00		$2,179.00
	* Plenum modification for added slot diffusers	1 ls	$1,316.00 / ls	$1,316.00		
	* Service call - Existing zone dampers not getting power	1 ls	$219.00 / ls	$219.00		
	Division 28 - Fire Alarm					
	* Repair existing system devices	1 ls	$3,869.75 / ls	$3,869.75		$3,869.75
	Sub-Total					$6,766.75
	Overhead					$676.68
	Profit					$744.34
	Payment & Performance Bond (2.5%)					$204.69
	Misc. Change Orders					**$8,392.00**

A&J DRYWALL CO.

INVOICE

No. I 1

101 S. KENWOOD BLVD.
INDIANOLA, IA 50125
TEL: 515-961-8516
FAX: 515-961-8681

Email: ajdrywall@mediacombb.net
www.ajdrywallinc.com

Date: 2-18-2016

TO: Covenant Construction Services

ADDRESS:

Tel: 216-1017
Fax: 216-1018
Email: trevorc@ccsvet.com

ATTN: Trevor

Project: West DesMoines Community Center

RFI. # 6	Move the west wall in mens room 112	506. 00
	Rebuild the ceiling in mens room 112 to make room for the cove lights	529. 00

Thank you,

Alvin Vickroy

Greg Vickroy

Total Price = 1035. 00

Cody Schmidt
Central Iowa Mechanical
204 SW 2nd Street
Des Moines, Iowa 50309
Phone: (515) 243-8126
Fax: (515) 243-1804
cschmidt@cimech.com

April 27, 2016

BID # CP 10

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 your request, this change proposal (CP 10) to perform the work as described below, we request an increase to our contract in the amount of $644.00

West Des Moines Community Center – Add Diffusers

Scope of Work:

1. Furnish and install (2) new R-2's.
    a. Provide flexible duct connections.
    b. Items to be ordered via standard lead time.

What is this?

Owner COR # 10

Exclusions:

1. Overtime/ Shiftwork.
2. Plumbing.
3. Electrical.
4. Unforeseen conditions.

Change Proposal #10 (CP 10)
ADD: $ 644.00

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

Sincerely,

Cody Schmidt
Estimator
Central Iowa Mechanical

Sheet Metal Estimate

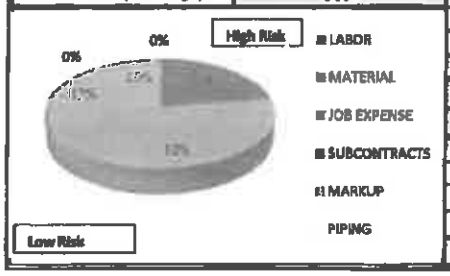
Job Name	Proposal #	Estimator	Bid Date:	Print Date.	% Bid
WDM Community Center - Water Heater Power Exhaust		Cody Schmidt		4/27/16 2:36 PM	

Material Cost			
Equip't Recap. Sheet		260	
QXP Recap Sheet			
Budget Recap Sheet			
Rough Materials			
Equipment & Spec.			
Tool Expense		2	
Equip. Rental		53	
Material Sub-total >>>>>>		$315	
Tax	6.00%	$19	
Total Materials >>>>>			$334 62%

Labor Cost	Hours	2		Rate	Totals	
General Foreman w/ Truck			Field	$75.00	$0	
Foreman w/ Truck	2		2	$70.00	$140	
Journeyman w/ Truck				$65.00	$0	
Journeyman w/o Truck			Shop	$60.00	$0	
65% Apprentice	0		0	$45.00	$0	
Pre-App. - Field				$20.00	$0	
Gen Foreman w/Truck - Shop				$75.00	$0	
Foreman w/ Truck - Shop	0			$70.00	$0	
Journeyman w/ Truck - Shop				$65.00	$0	
Journeyman - Shop				$60.00	$0	
Apprentice - Shop	0			$45.00	$0	
Pre-App. - Shop				$20.00	$0	
Service Foreman				$75.00	$0	
Service Journeyman				$70.00	$0	
Truck Driver	0	4%		$40.00	$3	
Wage Increase				$1.00	$0	
Total hours	2		2	Blended Rate	$71.50	
Subsidy	*Hours*	*Rate*	Status	Sub Total >>>>>	$143	
Local #33 >>>>				$ -		
Local #45 >>>>				$ -		
Total Labor>>>>>					$143	22%

Job Expense		Sub-Contractors			
Fees & Permits		Insulation			
Truck Expense	0	Temp Controls			
Subsistence		Excavation			
Telephone		Balancing			
Shacks-Warehouse		Painting			
Job Office Supplies		Concrete Cutting			
Freight		Crane			
Special Tools		Electrical			
Project Manager	75	Roof Patch			
Project Engineer		Private Locates			
Drafting Technician		Chemical Treatment			
		Gen Trades			
		Sub-Total		$0	
		Overhead & Profit	10%	0	
		Total Sub Contracts >>>>>		$0	
Total Job Expense >>>>>				$75	12%

Job Cost					
Total Labor Cost	143	Sub-total >>>>>		$553	
Total Material Cost	409				
Total Sub Contract Cost	0	Sub-total >>>>>		$553	
Cost w/Sub Contracts	$553	*Overhead*	*10.00%*	55	6%
Profit to Sale (Margin)	13.3%	Sub-total >>>>>		$608	
Profit to Cost (Markup)	15.5%	*Profit*	*5.00%*	30	6%
OH&P to Labor (Coverage)	60%	Sub-total >>>>>		$638	
		Warranty		$6	
		Total Sub-Contracts		$0	
		Sub-total >>>>>		$644	
		Piping Estimate			
		Bond	*No*		
		Adjustment			
		Total Bid >>>>>		$644	



Cody Schmidt
Central Iowa Mechanical
204 SW 2nd Street
Des Moines, Iowa 50309
Phone: (515) 243-8126
Fax: (515) 243-1804
cschmidt@cimech.com

June 22, 2016

BID # CP 15

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 your request, this change proposal (CP 15) to perform the work as described below, we request an increase to our contract in the amount of $ 1,316.00

West Des Moines Community Center – Additional Slot Diffusers – Plenum Modification

Scope of Work:

1. Designed ceiling height does not allow room for slot diffuser plenums – must be modified
    a. Field measure, design, and fabricate (2) slot diffuser plenums to allow for proper fit in ceiling, avoiding overhead obstacles.
        I. This work is from the two additional diffusers added in CP 10.

Exclusions:

1. Overtime/ Shiftwork.
2. Unforeseen conditions.

Change Proposal #15 (CP 15)
ADD: $ 1,316.00

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.

Sheet Metal Estimate

Job Name	Proposal #	Estimator	Bid Date	Print Date:	
WDM Community Center - Additional Plenum Mod		Cody Schmidt		6/22/16 7:24 AM	% Bid

Material Cost

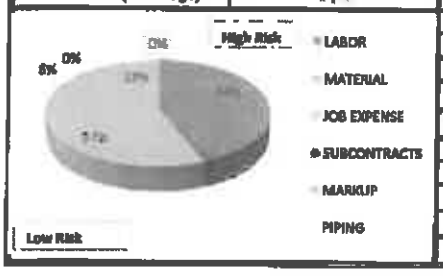
	Equip't Recap. Sheet	170	
	QXP Recap Sheet		
	Budget Recap Sheet		
	Rough Materials		
[illegible] Plenum Mod	Equipment & Spec.		
	Tool Expense	8	
	Equip. Rental	277	
	Material Sub-total >>>>>	**$455**	
	Tax 6.00%	$27	
Total Materials >>>>>			$482 37%

Labor Cost	Hours	$		Rate	Totals	
General Foreman w/ Truck			[illegible]	$75.00	$0	
Foreman w/ Truck	0		[illegible]	$70.00	$0	
Journeyman w/ Truck				$65.00	$0	
Journeyman w/o Truck			[illegible]	$60.00	$0	
85% Apprentice	0		[illegible]	$45.00	$0	
Pre-App. - Field				$20.00	$0	
Gen. Foreman w/Truck - Shop				$75.00	$0	
Foreman w/ Truck - Shop	8			$70.00	$560	
Journeyman w/ Truck - Shop				$65.00	$0	
Journeyman - Shop				$60.00	$0	
Apprentice - Shop	0			$45.00	$0	
Pre-App. - Shop				$20.00	$0	
Service Foreman				$75.00	$0	
Service Journeyman				$70.00	$0	
Truck Driver	0	4%		$40.00	$13	
Wage Increase				$1.00	$0	
Total Hours	8		$	**Blended Rate**	$71.60	
Subsidy	***Hours***	***Rate***	**Status**	Sub Total >>>>>	$573	
Local #33 >>>>				$ -		
Local #45 >>>>				$ -		
Total Labor>>>>>					$573	44%

Job Expense		Sub-Contractors			
Fees & Permits		Insulation			
Truck Expense	0	Temp. Controls			
Subsistence		Excavation			
Telephone		Balancing			
Shacks-Warehouse		Painting			
Job Office Supplies		Concrete Cutting			
Freight		Crane			
Special Tools		Electrical			
Project Manager	75	Roof Patch			
Project Engineer		Private Locates			
Drafting Technician		Chemical Treatment			
		Gen. Trades			
		Sub-Total		$0	
		Overhead & Profit	10%	0	
		Total Sub Contracts >>>>>		$0	
Total Job Expense >>>>>				$75	6%

Job Cost

Total Labor Cost	573	**Sub-total >>>>>**		$1,130	
Total Material Cost	557				
Total Sub Contract Cost	0	**Sub-total >>>>>**		$1,130	
Cost w/Sub Contracts	$1,130	***Overhead***	10.00%	113	8%
Profit to Sale (Margin)	[illegible]	**Sub-total >>>>>**		$1,243	
Profit to Cost (Markup)	[illegible]	***Profit***	5.00%	62	4%
OH&P to Labor (Coverage)	[illegible]	**Sub-total >>>>>**		$1,305	
		Warranty		$11	
		Total Sub-Contracts		$0	
		Sub-total >>>>>		$1,316	
		Piping Estimate			
		Bond	[illegible]		
		Adjustment			
		Total Bid >>>>>		$1,316	



DM Metro Electric

est. 1988 | a division of Henrichsen Electric

June 15, 2016

Covenant Construction Services
734 Se Alice's Rd
Waukee, IA 50263

Attn: Trevor Cassel

Re: West Des Moines Community Center Remodel - Electrical change order 5 – fire alarm modifications per the fire marshal.

Trevor,

For the sum of $3,869.75 we propose to furnish all material, equipment, and labor necessary to install the **Electrical** portion of the above referenced project.

1. Repair the existing fire alarm devices to be in sync with the new devices. Coordinate multiple inspections with the fire marshal to satisfy the existing devices.
2. 33 hours x 85.00 = $2,805.00
3. Material: $560.00
4. OH/profit total 15% = $3,869.75

Thank you,

Jon Henrichsen
515-201-2651

MBI Master Electricians of Iowa | ABC Associated Builders and Contractors, Inc. ABC of Iowa Apprenticeship & Training Trust | iSqFt

Location Map
Community Center - 217 5th Street

N

0 37.5 75 150 225 300 Feet