CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: September 4, 2018

ITEM:

Motion – Approving Change Order #2
Miscellaneous Repairs at Parks Restrooms / Shelters

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$144,940.00	March 19, 2018	
Change Order 1	$13,022.00	June 26, 2018	Various improvements
Change Order 2	$11,593.00	Pending	Various improvements
Total	**$169,555.00**		

Cost for this change order items will be paid from account no. 500.000.000.5250.490 with the ultimate funding intended to come from General Funds.

BACKGROUND:

The project includes miscellaneous repairs to restrooms and shelters at eighteen (18) Park locations throughout the City. Miscellaneous repairs include cosmetic repairs, painting, masonry sealing, siding repairs, flashing work around structure exteriors, door repairs, and replacement of toilet partitions. The project was designed by Benjamin Design Collaborative and Lang Construction Group was awarded the contract on March 19, 2018.

Change Order #2 includes staining in lieu of painting at Pearson Park, a deduct for eliminating staining at Brookview Park and Maple Grove Park, as well as painting and cosmetic repairs at the Railroad Park Band Shell. The project completion date has been extended from October 5, 2018 to October 26, 2018 for all change order work. City Council approval of this change order is necessary as the aggregate change order amount is in excess of 10% of the original contract.

This agenda item was distributed to the Public Services Subcommittee by e-mail only since there was no meeting.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Change Order #2 for Miscellaneous Repairs at Parks Restrooms / Shelters.

Lead Staff Member: Brian J. Hemesath, P.E., City Engineer

STAFF REVIEWS

Department Director	Brian J. Hemesath, P.E., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
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

THE CITY OF West Des Moines

CHANGE ORDER

Distribution:

Owner	X
Engineer	X
Contractor	X
WDMWW	
Other	

Contractor: **Lang Construction Group, Inc.**
1601 West Lakes Parkway, Suite 100
West Des Moines, IA 50266

Project Title	**Miscellaneous Repairs at Parks Restrooms / Shelters**	
WDM Project File Number	**0510-060-2017**	
Purchase Order Number	**2018-00000636**	
Orig. Contract Amount & Date	**$144,940.00**	**March 19, 2018**
Change Order Number	**2**	
Date	**September 4, 2018**	

THE CONTRACT IS CHANGED AS FOLLOWS: Include all work described in Change Requests #19 and #20. The balance of the Cash Allowance will also be adjusted.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
CR #19	Staining Pearson Park, Deleting Brookview and Maple Grove Park Staining	LS	$2,259.00	1.000	$2,259.00
CR #20	Railroad Park - Repaint structure and epoxy column bases.	LS	$9,371.00	1.000	$9,371.00
	Cash Allowance Remainder	LS	($37.00)	1.000	($37.00)
			TOTAL		**$11,593.00**

CHANGE ORDER SUMMARY

The Original Contract Sum was	$144,940.00
Net Change by previously authorized Change Orders	$13,022.00
The Contract Sum prior to This Change Order was	$157,962.00
The Contract Sum will be **increased** by this Change Order in the amount of	$11,593.00
The new Contract Sum including this Change Order will be	**$169,555.00**
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)	16.98%
The Contract Time will be **changed** by	14 Days
The date of Final Completion as of the date of this Change Order therefore is	October 26, 2018

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

Contractor:	**Recommended By:**	**Checked By:** JC
Lang Construction Group, Inc.	**Benjamin Design Collaborative**	**City of West Des Moines**
Signature:	Signature:	Signature:
Name: Steven Lang	**Name: John Lott, AIA, LEED AP**	**Name: Brian J. Hemesath, P.E.**
Title: President	**Title: Architect of Record**	**Title: City Engineer**
Date: 8-29-18	Date: 8-27-18	Date: 8·30·18

Owner: City of West Des Moines

☐ ≤	$24,999.99 City Engineer (≤ 10% original contract)	X_____	Date_____
☐	$25,000 to 49,999.99 City Manager	X_____	Date_____
☐	$50,000 City Council approved or ratified at Council		Date_____

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200
Ames, Iowa 50010
515-232-0888
Fax 515-232-0882

Change Request

No. 19

Miscellaneous Repairs at Parks Restrooms / Shelters
City of West Des Moines
Project Number 0510-060-2017

Contractor: Lang Construction Group, Inc.
1601 West Lakes Parkway, Suite 100
West Des Moines, IA 50266

Date: July 12, 2018

Please submit an itemized quotation for changes in the Contract sum for proposed modifications to the Contract documents described herein and attached to this form. Time extensions, if any, must be stated in your quotation. Such extensions of time shall be calculated in calender days. Time extensions not addressed in quotation will not be considered once approval for Change Request is given.

Description:

At Brookview Park, delete all work associated with painting the shelter ceiling.

At Maple Grove Park, delete all work associated with painting the shelter ceiling.

At Pearson Park, change the ceiling painting of the shelter to ceiling staining. Refer to Owner's color schedule.

Please provide a price breakdown of each park separately with your quote.

Attachments: None.

By: John Lott

Date: July 12, 2018

cc: Jason Schlickbernd, Josh Clayworth

LANG CONSTRUCTION GROUP

West Des Moines Parks
Misc. Repairs

Change Request #19

Date: 07-17-18

Prepared by: Grant Mast

Staining Pearson removing paint from Brookeview and Maple Grove

DESCRIPTION	QTY	UOM	LABOR UNIT	LABOR	MTL UNIT	MATERIAL	SUB UNIT	SUB	TOTAL
General Requirements									
Project Manager	1.42	hr	95.00	$135	0.00	$0	$0	$0	$135
Superintendent	0.00	HR	65.00	$0	0.00	$0	$0	$0	$0
Subcontract Work									
Stain @ Pearson	1.00	ls	0.00	$0	0.00	$0	$6,250.00	$6,250	$6,250
Paint Credit Pearson	1.00	ls	0.00	$0	0.00	$0	($2,110.00)	($2,110)	($2,110)
Brookview and Maple Credit	1.00	ls	0.00	$0	0.00	$0	($2,262.00)	($2,262)	($2,262)
Subtotals				$135		$0		$1,878	$2,013

Stain Pearson, Credit paint back for Person, Maple Grove, Brookview

General Liability Insurance:	1.00%	$20
Performance/Payment Bond:	1.00%	$20
Overhead & Profit (Contractor's Work):	10.00%	$18
Overhead & Profit (Subcontractors):	10.00%	$188
	TOTAL:	$2,259

1ST INTERIORS, Inc.
1100 SE WESTBROOKE DR
WAUKEE, IA 50263
INTERIOR CONSTRUCTION SPECIALISTS • PHONE (515) 987-6122 FAX (515) 987-0988

Lang Construction
Attn: Grant Mast

July 16, 2018

Painting

RE: WDM Parks Change to Stain

This letter serves as a scope of work we are bidding on the above referenced project.

RFP – Pricing is to eliminate the painting of the shelters at Brookview and Maple Grove Parks (DEDUCT $2262.00).
It also includes the changing of paint to stain at the existing shelter at Pearson Park.

PAINT-L	**ADD**	**$1,278.00**
PAINT-M	**ADD**	**$600.00**
TOTAL ADD:		**$1,878.00**

Stain at Pearson Park:	**$6,250.00**
Paint at Pearson Park:	**-$2,110.00**
	$4,140.00
Paint at Brookview and Maple:	**-$2,262.00**
TOTAL:	**$1,878.00**

EXCLUSIONS/CLARIFICATIONS
*same as original

Thank you for the opportunity to be involved. If you have any questions or comments please feel free to call me at 515-987-6122.

Respectfully,
Ruben Billalba III
1st Interiors, Inc.

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200
Ames, Iowa 50010
515-232-0888
Fax 515-232-0882

CR #19 Response

Miscellaneous Repairs at Parks Restrooms / Shelters
City of West Des Moines
4200 George Mills Parkway, West Des Moines, IA

July 19, 2018

CR #19:

- At Brookview Park, delete all work associated with painting the shelter ceiling. At Maple Grove Park, delete all work associated with painting the shelter ceiling. At Pearson Park, change the ceiling painting of the shelter to ceiling staining. Refer to Owner's color schedule.

Response:

- The Contractor has identified the reduction of costs for painting the shelters as requested, and that cost is consistent with earlier quantities. The cost for staining the ceiling of shelter at Pearson Park is higher than expected, and when questioned the Contractor pointed out where the Pearson shelter is much larger in surface area than both of the other park shelters. The cost for materials over a larger area created the need for additional costs.

- These costs are consistent with previous costs and appropriate. I have reviewed the breakdown included for these costs and found it acceptable. I recommend that these costs be considered for inclusion. We can add the stated amount of $2,259 to the Contract Price via Change Order.

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200
Ames, Iowa 50010
515-232-0888
Fax 515-232-0882

Change Request

No. 20

Miscellaneous Repairs at Parks Restrooms / Shelters
City of West Des Moines
Project Number 0510-060-2017

Contractor: Lang Construction Group, Inc.
1601 West Lakes Parkway, Suite 100
West Des Moines, IA 50266

Date: Aug 7, 2018

Please submit an itemized quotation for changes in the Contract sum for proposed modifications to the Contract documents described herein and attached to this form. Time extensions, if any, must be stated in your quotation. Such extensions of time shall be calculated in calender days. Time extensions not addressed in quotation will not be considered once approval for Change Request is given.

Description:

At Railroad Park:

- Scrape and paint the shelter columns and ceiling frame.
- Scrape and restain the shelter ceiling.
- Scrape and paint the storage area doors at the rear of the shelter.

Attachments: Shelter photos.

By: *John Lott*

Date: August 7, 2018

cc: Jason Schlickbernd, Josh Clayworth

LANG
CONSTRUCTION GROUP

West Des Moines Parks
Misc. Repairs

Change Request #20

Date: 08-14-18

Prepared by: Grant Mast

Painting Railroad Park

DESCRIPTION	QTY	UOM	LABOR UNIT	LABOR	MTL UNIT	MATERIAL	SUB UNIT	SUB	TOTAL
General Requirements									
Project Manager	8.50	HR	95.00	$808	0.00	$0	$0	$0	**$808**
Superintendent	17.00	HR	65.00	$1,105	0.00	$0	$0	$0	**$1,105**
Epoxy Columns	1.00	LS	0.00	$0	575.00	$575	$0	$0	**$575**
Subcontract Work									
Painting Railroad Park	1.00	LS	0.00	$0	0.00	$0	$5,864.00	$5,864	**$5,864**
Subtotals				**$1,913**		**$575**		**$5,864**	**$8,352**

Paint Railroad Park, Epoxy columns

General Liability Insurance:	1.00%	$84
Performance/Payment Bond:	1.00%	$84
Overhead & Profit (Contractor's Work):	10.00%	$266
Overhead & Profit (Subcontractors):	10.00%	$586
	TOTAL:	$9,371

1ST INTERIORS, Inc.
1100 SE WESTBROOKE DR
WAUKEE, IA 50263
INTERIOR CONSTRUCTION SPECIALISTS • *PHONE (515) 987-6122 FAX (515) 987-0988*

Lang Construction
Attn: Grant Mast

August 13, 2018

Painting

RE: Railroad Park Shelter

This letter serves as a scope of work we are bidding on the above referenced project.

RFP – Pricing is the additional costs to stain the shelters at Railroad Park. In addition, pricing also includes the cleaning, scraping and painting of the steel members of the structure and 4 steel storage doors and frames.

PAINT-L	**ADD**	**$3,984.00**
PAINT-M	**ADD**	**$1,880.00**
TOTAL ADD:		**$5,864.00**

EXCLUSIONS/CLARIFICATIONS
*same as original

Thank you for the opportunity to be involved. If you have any questions or comments please feel free to call me at 515-987-6122.

Respectfully,
Ruben Billalba III
1st Interiors, Inc.

Benjamin Design Collaborative, P.C.
401 Clark Avenue, Suite 200
Ames, Iowa 50010
515-232-0888
Fax 515-232-0882

CR #20 Response

Miscellaneous Repairs at Parks Restrooms / Shelters
City of West Des Moines
4200 George Mills Parkway, West Des Moines, IA

August 15, 2018

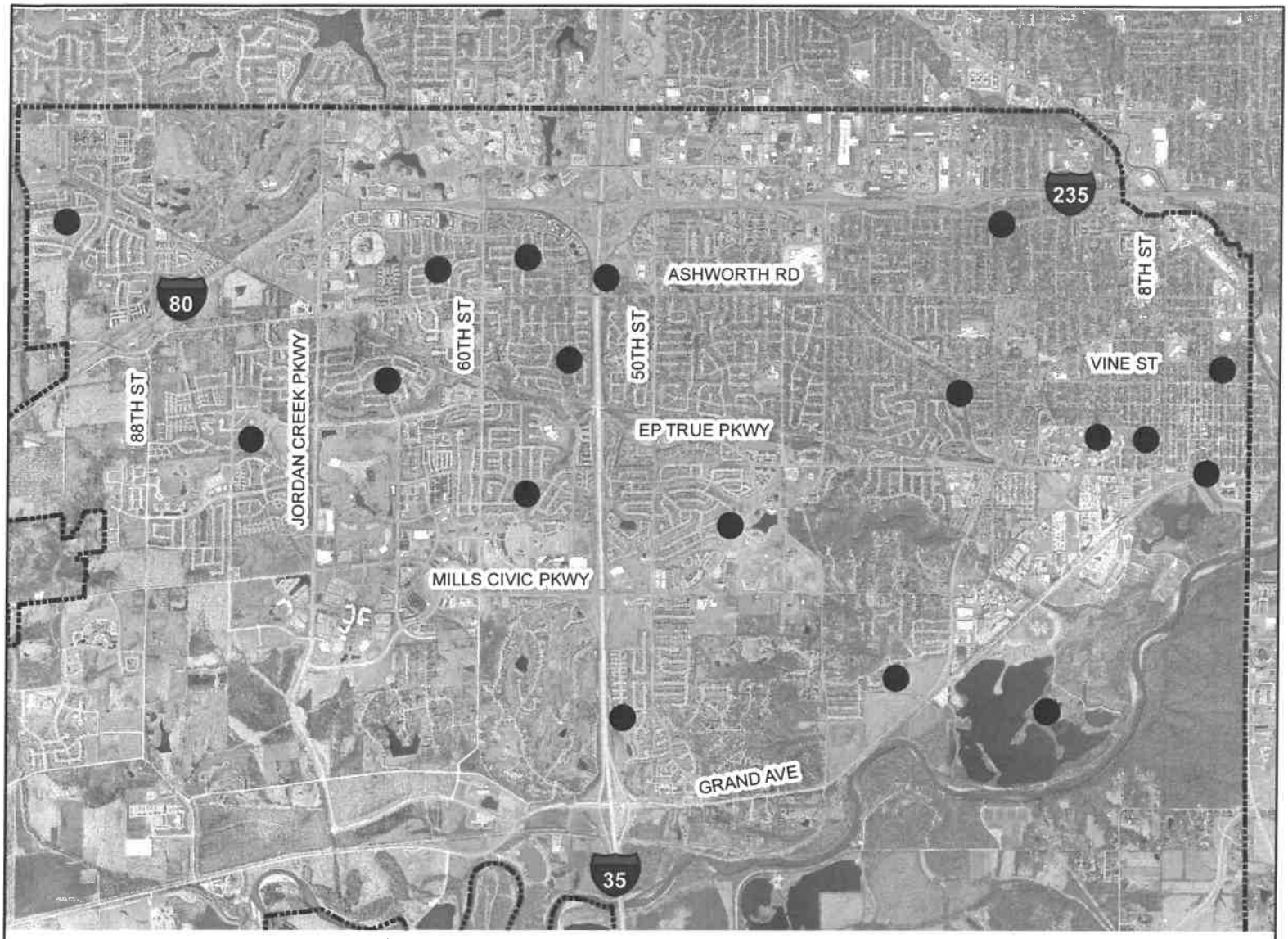
CR #20:

- At Railroad Park:
  - Scrape and paint the shelter columns and ceiling frame.
  - Scrape and restain the shelter ceiling.
  - Scrape and paint the storage area doors at the rear of the shelter.

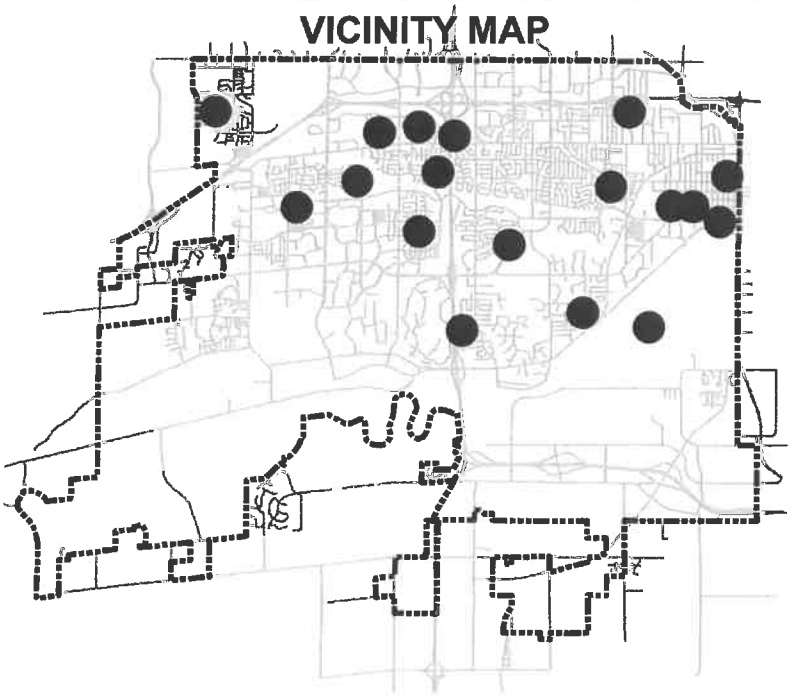
Response:

- The Contractor has identified the costs for painting the shelter columns and frame, along with the storage doors, and the cost for staining the wood ceiling similar to other shelters. They have also identified the cost of the epoxy coating to be placed on the column bases. Each one of the costs listed is consistent with earlier costs per the quantities needed. The costs for painting and staining is similar to the totals for the other shelters. They are anticipating being able to set up and complete the work in a single mobilization.

- These costs are consistent with previous costs and appropriate. I have reviewed the breakdown included for these costs and found it acceptable. I recommend that these costs be considered for inclusion. We can add the stated amount of $9,371 to the Contract Price via the final Change Order.



VICINITY MAP



LEGEND

PROJECT LOCATION ●

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THE CITY OF WEST DES MOINES	PROJECT: **Park Restrooms/Shelters Misc Repairs**		
	LOCATION: **Various Locations**		
DRAWN BY: JDR	DATE: 2/13/2018	PROJECT NUMBER : 0510-060-2017 SUBDIVISION NAME:	SHT. 1 of 1