CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: November 4, 2019

ITEM:

Motion – Approving Change Order #3
MidAmerican Energy RecPlex – Grading & Site Utilities

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$4,496,180.00	June 17, 2019	
Change Order #1	($12,781.96)	September 16, 2019	Plan Change #1 VE Items
Change Order #2	$141,750.00	October 21, 2019	Subgrade Stabilization
Change Order #3	$294,109.25	Pending	Access & building pad
Total	**$4,919,257.29**		

Cost for these change order items will be paid from account no. 500.000.000.5250.490 with the ultimate funding intended to come from a combination of funds already declared as excess in the Sewer Fund ($1.5 million) and General Obligation bonds backed by Hotel-Motel tax revenue.

BACKGROUND:

The project consists of soil import, grading, storm sewer, sanitary sewer, and watermain to accommodate the future construction of the MidAmerican Energy RecPlex. This phase of the project was anticipated to be completed by October 31, 2019. Fabrication and erection of the pre-engineered metal buildings was awarded at the August 19, 2019 City Council meeting. The foundations bid package was awarded at the September 16, 2019 City Council meeting. Future phases of this project including paving, site improvements, and interior buildings systems are scheduled to bid in the next few months with construction extending through most of 2020.

Change Order #3 includes the extension of the rock site access roads to the two arenas and fieldhouse to facilitate construction, and the addition of cement subgrade treatment for stabilization of subgrade soils in and around the building pads. It should be noted that approved Change Order #2 also included cement for stabilization of subgrade, but the main purpose for that change order was to facilitate bringing the remaining fill material to grade and help dry out the site. The main purpose for proposed Change Order #3 is to provide for a building pad that will be impermeable so that moisture does not saturate the upper layers of soil creating challenging onsite conditions for various building contractors and to provide access for contractor's equipment to access the two arenas and fieldhouse. The cement will only be used as needed and will vary depending on soil drying conditions. City Staff recommend approval of Change Order #3.

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 #3 for MidAmerican Energy RecPlex – Grading & Site Utilities.

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

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

Department of Engineering Services
4200 Mills Civic Parkway, Ste 2E
Wes Des Moines, IA 50265-0320
(515) 222-3475 Fax (515) 273-0603

CHANGE ORDER

Distribution:
Owner X
Engineer X
Contractor X
Owner's Rep X

Contractor: **McAninch Corporation**
4001 Delaware Avenue
Des Moines, IA 50313

Project Title	MidAmerican Energy Company RecPlex Grading And Utility Improvements	
WDM Project File Number	0510-055-2018	
Purchase Order Number	2019-00000871	
Orig. Contract Amount & Date	$4,496,180.00	June 17, 2019
Change Order Number	3	
Date	October 25, 2019	

THE CONTRACT IS CHANGED AS FOLLOWS: After meetings with the Building & Sitework Contractors, the City of West Des Moines Staff, Shive-Hattery, and Allender Butzke regarding site access and drying out the site, Larrison & Associates makes the following Grading Contract change order recommendations that will permit construction to move faster and will reduce costs for the remaining contracts:
1)Extend the 25' wide site access road to all three buildings (2 arenas & fieldhouse)
2)Cement soil stabilization over the entire building pad and 25' beyond the perimeter of the buildings. The cement percentage anticipated is 3%, however, it may require less or more. After placing an initial 3% small area, the soil will be examined by McAninch, ATO Builders, Shive-Hattery and Allender Butzke to determine if it is adequate. The change order would be a unit cost based on 4% as an upper limit.
3)Ice Rink drainage. The subgrade of the 2 ice rinks was set lower than the surrounding subgrades due to the added depth of the ice equipment piping and base. This is ponding water. The preferred solution is to fill in the approximately 10" of additional depth (before soil is cement treated). The additional material will be removed by a later bid package.

It should be noted that Change Order #2 also included cement as a stabilization measure for subgrade treatment, however the purpose for the material and rate of cement incorporation was different. CO#2's main purpose was to bring the remaining fill to grade and help to dry the surface of the site. The main purpose of this change order is to provide for a building pad that will be impermeable in order that rain will not saturate the upper layers of soil creating challenging conditions for the various building contractors and to provide access for the contractor's cranes to all three buildings.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
DIVISION 11 - MISCELLANEOUS					
CO3-11.04A	9 IN ROCK CONSTRUCTION DRIVE	SF	$1.83	25,900.0	$47,397.00
DIVISION 2 - EARTHWORK					
CO3-2.06	SUBGRADE TREATMENT, BUILDING PAD - CEMENT, UP TO 4%	Ton	$315.00	735.0	$231,525.00
CO3-2.03A	EXCAVATION, CL 10 (IMPORT)	CY	$9.85	1,285.0	$12,657.25
CO3-11.01A	CONSTRUCTION STAKING - BUILDING PAD CERTIFICATION AFTER CEMENT TREATMENT AND ACCESS ROAD STAKING	LS	$2,530.00	1.0	$2,530.00
			TOTAL		$294,109.25

CHANGE ORDER SUMMARY	
The Original Contract Sum was	$4,496,180.00
Net Change by previously authorized Change Orders	$128,968.04
The Contract Sum prior to This Change Order was	$4,625,148.04
The Contract Sum will be **increased** by this Change Order in the amount of	$294,109.25
The new Contract Sum including this Change Order will be	**$4,919,257.29**
Aggregate Change Order as a percent of Original Contract (if greater than 10% of the original contract, Council Subcommittee recommendation and all signatures through the full Council are required)	9.41%
The Contract Time will be **changed** by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	

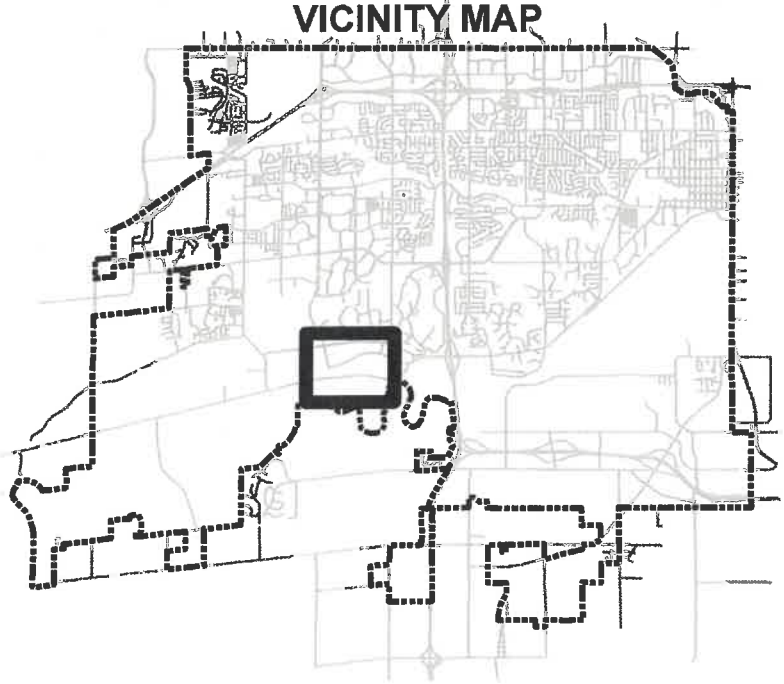
NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (If applicable) AND OWNER

Contractor:	Recommended By:	Checked By: NTH
McAninch Coporation	Civil Design Advantage (CDA)	City of West Des Moines
Signature: Marc Casteel	Signature:	Signature:
Name: Marc Casteel	Name: Josh Trygstad, P.E.	Name: Brian J. Hemesath, P.E.
Title: Project Manager	Title: Project Manager	Title: City Engineer
Date:	Date: 10/28/19	Date: 10·31·19

Owner: **City of West Des Moines**

☐ ≤	$24,999.99 City Engineer (≤ 10% original contract)	x_____	Date _____
☐ ≥	$25,000 to $50,000 City Council approved or ratified at Council		Date_____

VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
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THE CITY OF WEST DES MOINES

PROJECT:

MidAmerican Energy RecPlex

LOCATION: **Exhibit "A"**

DRAWN BY: JDR	DATE: 1/16/2019	PROJECT NUMBER/NAME: 0510-055-2018	SHT. 1 of 1