CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: March 16, 2020

ITEM:

Motion – Approving Change Order 13
City Hall Renovations

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$4,795,000.00	October 15, 2018	No Alternate #1 or #2
Change Order 1	($5,250.00)	January 21, 2019	Miscellaneous
Change Order 2	$5,666.00	January 21, 2019	Steel plate in CC Chambers
Change Order 3	$20,263.00	February 4, 2019	Miscellaneous
Change Order 4	$10,971.00	February 4, 2019	Miscellaneous
Change Order 5	$22,665.00	April 1, 2019	Miscellaneous
Change Order 6	$0.00	April 1, 2019	Revised Contract Dates
Change Order 7	$91,838.00	April 1, 2019	Misc. Electrical
Change Order 8	$39,203.00	June 3, 2019	Miscellaneous
Change Order 9	$15,256.00	August 9, 2019	Miscellaneous
Change Order 10	$48,950.00	September 3, 2019	Phase 2 Electrical
Change Order 11	$34,291.00	October 21, 2019	Miscellaneous
Change Order 12	$24,861.00	March 2, 2020	Miscellaneous
Change Order 13	$111,789.00	Pending	Miscellaneous
Total	**$5,215,503.00**		

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 Cash Reserves.

BACKGROUND:

The project consists of renovations to City Hall located at 4200 Mills Civic Parkway. Renovations include HVAC improvements throughout City Hall as well as remodeling offices, conference rooms, and support space within several suites to accommodate general building maintenance, better work flow, and space compatibility.

Change Order 13 includes miscellaneous items in Phase 3 (Suite C, 1st & 2nd floor). The additional work comes in part due to unforeseen conditions revealed during construction. The final completion date is also being extended by sixteen (16) working days to April 24, 2020. City Staff recommend approval of Change Order 13.

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 13 for City Hall Renovations.

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

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
Other	

Contractor: **Lang Construction Group**
1915 SE 41st Street
Grimes, IA 50111

Project Title	City Hall Renovations	
WDM Project File Number	0510-052-2017	
Purchase Order Number	2019-00000334	
Orig. Contract Amount & Date	$4,795,000.00	October 15, 2018
Change Order Number	13	
Date	March 9, 2020	

THE CONTRACT IS CHANGED AS FOLLOWS: Include all work described in COR-036, COR-044R, COR-046, COR-047R2, COR-048, COR-049, COR-050, COR-051, COR-052, COR-053, COR-054, PR 48, PR 52R and PR 53R2. Add 1 additional day associated with COR-040. Revise Phase 3 Completion date as outlined in the construction documents from April 2, 2020 to April 24, 2020.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
COR-036	RFI 129 EAT in 1B	LS	$895.00	1.000	$895.00
COR-044R	Remove drop box from front entry.	LS	$4,863.00	1.000	$4,863.00
COR-046	Install door jamb at C210 and C201	LS	$1,493.00	1.000	$1,493.00
COR-047R2	Revise base in Board Room G201	LS	$999.00	1.000	$999.00
COR-048	Add data cabling in Phase III	LS	$1,250.00	1.000	$1,250.00
COR-049	Patch terrazzo in existing hallway at second floor Phase III.	LS	$1,319.00	1.000	$1,319.00
COR-050	Add closer to door C206	LS	$696.00	1.000	$696.00
COR-051	Revise Phase III electrical per RFI 140	LS	$1,117.00	1.000	$1,117.00
COR-052	Add power for blinds at Board Room G201	LS	$1,685.00	1.000	$1,685.00
COR-053	Revise starters on pumps per RFI 131	LS	$1,895.00	1.000	$1,895.00
COR-054	Provide new lighting in hallway C212. The change results in 1 additional day to the Contract Time.	LS	$8,924.00	1.000	$8,924.00
PR 48R	Phase III Ductwork changes. This change results in 7 additional days to the Contract Time.	LS	$62,478.00	1.000	$62,478.00
PR 52R	Revise Phase III electrical per final furniture selections. This change results in 3 additional days to the Contract Time.	LS	$9,791.00	1.000	$9,791.00
PR 53R2	Replace 1st floor lighting. This change results in 4 additional days to the Contract Time.	LS	$14,384.00	1.000	$14,384.00
			TOTAL		$111,789.00

CHANGE ORDER SUMMARY

The Original Contract Sum was	$4,795,000.00
Net Change by previously authorized Change Orders	$308,714.00
The Contract Sum prior to This Change Order was	$5,103,714.00
The Contract Sum will be **increased** by this Change Order in the amount of	$111,789.00
The new Contract Sum including this Change Order will be	**$5,215,503.00**
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)	8.77%
The Contract Time will be **changed** by	16 days
The date of Final Completion as of the date of this Change Order therefore is	April 24, 2020

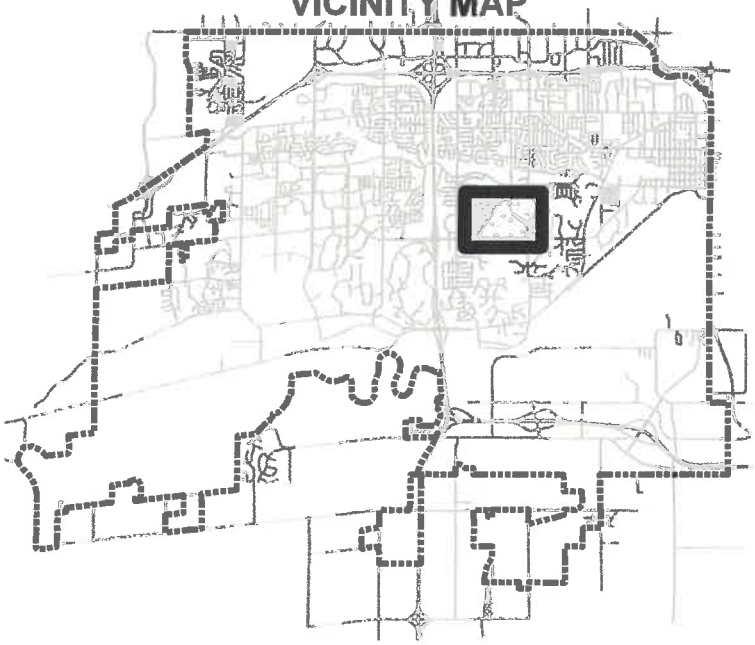
NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor:	**Recommended By:**	**Checked By:** JC JMS
Lang Construction Group, Inc.	**INVISION**	**City of West Des Moines**
Signature:	Signature:	Signature:
Name: Steve Lang	**Name: Laura Peterson**	**Name: Brian J. Hemesath, P.E.**
Title: President Lang Construction Group, Inc.	**Title: Project Architect**	**Title: City Engineer**
Date: 3-10-2020	Date: 3/9/20	Date: 3·10·20

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
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THE CITY OF WEST DES MOINES

PROJECT:	**City Hall Renovations**		
LOCATION:	**4200 Mills Civic Parkway**		
DRAWN BY: JDR	DATE: 04/25/2018	PROJECT NUMBER : 0510-052-2017 SUBDIVISION NAME:	SHT. 1 of 1