CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: November 2, 2020

ITEM:

Motion – Approving Change Order #7
MidAmerican Energy RecPlex – General Construction

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$16,900,000.00	April 6, 2020	
Change Order #1	$28,932.51	July 6, 2020	Structural revs & excavation
Change Order #2	$192,472.51	August 3, 2020	Design modifications
Change Order #3	$97,803.33	August 17, 2020	Design modifications
Change Order #4	$340,154.86	September 8, 2020	Design modifications
Change Order #5	$488,728.46	October 5, 2020	Miscellaneous
Change Order #6	$232,533.01	October 19,2020	Miscellaneous
Change Order #7	$130,151.48	Pending	Miscellaneous
Total	**$18,410,776.16**		

Costs for these change order items will be paid from account no. 692.400.700.5250.490 with the ultimate funding proposed from General Obligation bonds backed by Local Option Sales Taxes.

BACKGROUND:

The project consists of the General Construction of the MidAmerican Energy RecPlex including mechanical, electrical, plumbing, and fire protection. This phase of the project is anticipated to be completed by November 13, 2020. Foundations for the pre-engineered metal building are complete. Erection of the pre-engineered metal building is nearly complete. General construction of the building is currently in progress. Additional site improvements (access drives, parking lots, shared use path, sidewalk, landscaping, site lighting, etc.) are also currently in progress. It is anticipated that the MidAmerican Energy RecPlex will be open in January 2021.

Change Order #7 includes costs for providing power for motors at coiling shutters in concession areas, providing exterior enclosures and floor slab for expansion of tenant space, modifying structure between commons area and main arena to address load capacity concerns, relocating cleanout in commons area to office so not in guest area, providing separate HVAC system for primary data closet, and removing grease piping and second grease interceptor based on final operational and concessions equipment decisions. City Staff recommends approval of Change Order #7.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Change Order #7 for MidAmerican Energy RecPlex – General Construction.

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	Public Services		
Date Reviewed	October 26, 2020		
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: **ATO Building, LLC**
201 S 84th Street
Lincoln, NE 68510

Project Title	MidAmerican Energy Company RecPlex General Construction	
WDM Project File Number	0510-055-2018	
Purchase Order Number	2020-00000841	
Orig. Contract Amount & Date	$16,900,000.00	April 6, 2020
Change Order Number	7	
Date	October 19, 2020	

THE CONTRACT IS CHANGED AS FOLLOWS: The Change Order includes changes made throughout the facility.
- Provide power for motors at coiling shutters in concession areas.
- Provide exterior enclosures and floor slab for 12' expansion of Tenant B space.
- Modifications to structure at girder between commons and main arena at clearstory addressing load capacity concerns.
- Relocate cleanout in commons area to office so not in guest area.
- Provide separate HVAC system for primary data closet used for network systems serving tenant and public areas of the building.
- Remove grease piping and second grease interceptor based on final operational decisions and concessions equipment decisions.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01G	Power at coiling shutters, Tenant Space B envelope expansion, Commons roof girder, Data closet HVAC, Reduce grease system	LS	$130,151.48	1.0	$130,151.48
			TOTAL		$130,151.48

CHANGE ORDER SUMMARY	
The Original Contract Sum was	$16,900,000.00
Net Change by previously authorized Change Orders	$1,380,624.68
The Contract Sum prior to This Change Order was	$18,280,624.68
The Contract Sum will be **increased** by this Change Order in the amount of	$130,151.48
The new Contract Sum including this Change Order will be	**$18,410,776.16**
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)	8.94%
The Contract Time will be **changed** by	0
The date of Substantial Completion as of the date of this Change Order therefore is	November 13, 2020

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

See Attached AIA Forms for Signatures

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_____

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)*
MidAmerican Rec Plex BP4
West Des Moines

CONTRACT INFORMATION:
Contract For: General Construction
Date: April 6, 2020

CHANGE ORDER INFORMATION:
Change Order Number: 007
Date: October 19, 2020

OWNER: *(Name and address)*
City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, Iowa 50265

ARCHITECT: *(Name and address)*
Shive-Hattery, Inc.
4125 Westown Parkway, Suite 100
West Des Moines, Iowa 50266

CONTRACTOR: *(Name and address)*
ATO Builders, LLC
201 South 84th Street, Suite F
Lincoln, Nebraska 68510

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

RCO-030 - Coiling Shutter Changes: $3,165.00
RCO-064 - Tenant Space B Expansion: $79,864.11
RCO-077 - Commons Roof Girder Support: $43,895.52
RCO-079 - Split Unit Condensor A145: $34,953.00
RCO-080 - Remove Grease Waste Piping: ($31,726.15)

Total: $130,151.48

The original Contract Sum was	$	16,900,000.00
The net change by previously authorized Change Orders	$	1,380,624.68
The Contract Sum prior to this Change Order was	$	18,280,624.68
The Contract Sum will be increased by this Change Order in the amount of	$	130,151.48
The new Contract Sum including this Change Order will be	$	18,410,776.16

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be the same.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Shive-Hattery, Inc.	ATO Builders, LLC	City of West Des Moines
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
JAMES E. MONRO, PM	Craig Thurston Director of Construction	Brian Hemesath, City Engineer
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
10/16/2020	10/16/2020	10/20/2020
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA44)

ATO BUILDERS
www.atobuilders.com

204 East 25th Street Suite 3
Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Coiling Shutter Changes - Revised PR 019R BP4	**DATE:**	10/12/2020
PROJECT:	Mid America Energy Rec Plex BP 4	**PROJECT #:**	ATO 19919

TO: City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265

CONTRACT or PO# BP 4 General Construction
COST CODE 8.000, 16.0000
CHANGE ORDER # (RCO) 25
REVISION #

AMOUNT OF CHANGE ORDER: **$3,165.00**

DESCRIPTION:

ORIGINAL PR 019 BP4

1. **Provide credit to change the following counter shutter doors from motorized to manual hand crank: A207C, A207D, & F133B. Note: F138C is also to be hand crank; this should be accounted for in PR-006.**
2. **Add dedicated 120 volt circuits for motorized counter shutters A106B, A106C, & A107B. Utilize (2) spare 20A-1P breakers in panel LC positions 60 and 62 for doors in A106 Open Office. Provide (1) 20A-1P breakers to be installed in panel LC3 position 19 to serve door in A107 Concessions. Extend 120 volt wiring from breakers to each shutter. Coordinate installation of associated control and safety devices provided with shutters.**
3. **See schedule on attached A601 for sizes and motor/hand crank clarifications.**

REVISED PR 019R BP4

1. **Provide credit to change the following counter shutter doors from motorized to manual hand crank: A207C, A207D, & F133B. ~~Note: F138C is also to be hand crank; this should be accounted for in PR-006.~~ Opening F138C eliminated as part of PR-008.**
2. **Add dedicated 120 volt circuits for motorized counter shutters A106B, A106C, & A107B. Utilize (2) spare 20A-1P breakers in panel LC positions 60 and 62 for doors in A106 Open Office. Provide (1) 20A-1P breakers to be installed in panel LC3 position 19 to serve door in A107 Concessions. Extend 120 volt wiring from breakers to each shutter. Coordinate installation of associated control and safety devices provided with shutters.**
3. **See schedule on attached A601 for sizes and motor/hand crank clarifications.**

Electrical, Material, Labor, Equipment	$1,775.00
Door Changes	$750.00
ATO Supervision/Admin/Layout	$352.00
ATO Builders P/O (10%)	$288.00
TOTAL	**$3,165.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Tenant Space B Expansion PR 050 BP4	**DATE:**	9/30/2020
PROJECT:	Mid America Energy Rec Plex BP 4	**PROJECT #:**	ATO 19919

TO:	City of West Des Moines 4200 Mills Civic Parkway West Des Moines, IA 50265	**CONTRACT or PO#**	BP 4 General Construction
		COST CODE	03.000, 05.000, 07.000, 08.000, 15.000
		CHANGE ORDER # (RCO)	64
		REVISION #	

AMOUNT OF CHANGE ORDER: **$79,864.11**

DESCRIPTION:

Expand Tenant B space 12' to south.

I. SPECIFICATIONS

A. No Change.

II. DRAWINGS

A. SHEET A-100 ICE LEVEL FLOORPLAN - OVERALL

1. ADD callout for 1/A-130a for Tenant Space B.

B. SHEET A-130 ENLARGED PLANS

1. REMOVE annotation information in Tenant Space B [A136].

2. ADD reference to sheet A-130A for work in same area.

C. SHEET A-130a TENANT B EXPANSION

1. ADD new sheet.

2. REVISE south wall of Tenant B space moving it 12' farther south.

3. REVISE door locations and sizes in shell boundary walls of Tenant B space.

a. A136A relocate and change to uneven leaf 36"/24" double door.

b. A136B relocate to previous location of A136C.

c. A136C removed from project.

d. A136D relocate and change to single 48" leaf door.

e. A136E add exterior single 36" door.

4. REVISE glazed openings in south wall of Tenant B space

a. Remove two SF3 openings.

b. Relocate three SF3 openings.

5. REMOVE glazed openings between Tenant B space and Arena #2.

6. REMOVE portion of existing footing to allow continuous slab and base for new columns.

D. SHEET A-200 ARENA EXTERIOR ELEVATIONS

1. REVISE elevation 2

2. REVISE elevation 5

E. SHEET A-501 ROOF PLAN

1. REVISE roof at expansion area.

F. SHEET A-601 DOOR SCHEDULE (Sheet not reissued)

1. REVISE A-136A as follows: A-136A | Tenant B | Uneven Leaf 3'-0" / 2'-0" x 7'-0" | A | H.M. | Paint | - | HM-1a | 2/A602 | 1/A602 | - | | H, L1, C, AC | Final keying by tenant

2. REVISE A-136B adding "Final Keying by tenant" to Comments column

3. REVISE A-136D as follows: A-136D | Tenant B | 4'-0" x 7'-0" | A | H.M. | Paint | - | HM-5a | 4/A323 | 3/A323 | 8/A323 | | H, ER, C, WS, AC | Final keying by tenant

4. ADD A-136E as follows: A-136E | Tenant B | 3'-0" x 7'-0" | C | H.M. | Paint | V-4 | HM-1 | Paint | 4/A323 | 3/A323 | 8/A323 | | H, ER, C, WS, AC | Final keying by tenant

G. SHEET A-602 DOOR DETAILS

1. REVISE HM-1 in Hollow Metal Frame Types to include HM-1a width dimensions for 5'-0" door.

2. REVISE HM-5 in Hollow Metal Frame Types to include HM-3a width dimensions for 4'-0" door.

H. SHEET S105 FLOOR SLAB PLAN-ARENAS

1. REVISE south wall of Tenant B space moving it 12' farther south

2. REVISE location of stoop at double doors on east side of Tenant B space

3. ADD columns along existing foundation wall to support roof framing

4. REVISE location of column along gridline 10.1 in Tenant B space

I. SHEET S121 ROOF FRAMING PLAN

1. REVISE Roof Plan – Tenant Space B to include the 12' extension farther south. New joists will be required in the extension space, a new framing line will be required along the existing CMU wall line, and framing revisions will be required along gridline 10.1

J. SHEET S302 SLAB DETAILS

1. ADD details 18 and 19 for column baseplate information

K. SHEET S310 STRUCTURAL DETAILS

1. ADD framing details 26 and 27.

Concrete, Material, Labor, Equipment	$17,492.00
Structural Steel, Joists & Deck	$15,868.00
Installation of Structural Steel, Joist, Deck	$4,022.00
Masonry	$20,777.00
Roofing, Material Labor, Equipment	$6,650.00
Plumbing	$1,692.37
Storefront Windows	-$1,011.50
Waterproofing, Caulking	$1,072.00
Fire Sprinkler	$0.00
Add Door - Material	$825.24
ATO Labor, Material, Parapet Cap, Nailers, Install Door	$1,618.00
ATO Supervision/Admin	$3,989.00
ATO Builders P/O (10%)	$6,870.00
TOTAL	**$79,864.11**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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204 East 25th Street Suite 3
Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Commons Roof Girder Support PR 067 BP4	**DATE:**	10/1/2020
PROJECT:	Mid America Energy Rec Plex BP 4	**PROJECT #:**	ATO 19919

TO: City of West Des Moines
4200 Mills Civic Parkway
West Des Moines, IA 50265

CONTRACT or PO# BP 4 General Construction
COST CODE 03.000, 05.000, 08.000
CHANGE ORDER # (RCO) 77
REVISION #

AMOUNT OF CHANGE ORDER: **$43,895.52**

DESCRIPTION:

Remove structural CMU below end of girder, near grid lines Bc-1 and Bf-1 and replace with structural steel column and additional concrete foundation. See revised attached drawings. Provide temporary shoring of steel girder. Provide aluminum cover plate with curtain wall system over column per architectural drawings.

Per Revised Drawings: A-604, A-620, S-102, S-121, S-300, & S-310

Concrete, Material, Labor, Equipment	$12,190.00
Structural Steel	$2,743.00
Installation of Structural Steel/Temp Shoring	$5,397.00
Masonry	$5,061.00
Aluminum Covers, Material, Labor and Equipment	$9,090.52
Temp Support installed	$212.00
Anchor Bolts/Labor	$397.00
ATO Supervision/Admin	$1,697.00
ATO Builders P/O (10%)	$7,108.00
TOTAL	**$43,895.52**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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204 East 25th Street Suite 3
Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Split Unit Condensor Room A145 PR 060 BP4	**DATE:**	10/13/2020
PROJECT:	Mid America Energy Rec Plex BP 4	**PROJECT #:**	ATO 19919

TO:	City of West Des Moines	**CONTRACT or PO#**	BP 4 General Construction
	4200 Mills Civic Parkway	**COST CODE**	15.0000, 16.0000
	West Des Moines, IA 50265	**CHANGE ORDER # (RCO)**	79

AMOUNT OF CHANGE ORDER: **$34,953.00**

DESCRIPTION:

M102 – Add Mini Split Indoor Unit (BCU) #152 to north wall of DATA 152. Locate associated outdoor unit (HPU) #152 on roof with mounting requirements identical to HPU #141. Maintain all minimum manufacturer recommended clearances. Route refrigerant liquid and suction piping between indoor and outdoor unit as recommended by manufacturer. Route ¾" pumped condensate line south and west to discharge at floor drain in SHOP/CUSTODIAL F117. All performance data and notes for BCU #141 and HPU #141 shall apply to new mini split. Locate thermostat and high temperature alarm along west wall. Integration into building automation system and control/monitoring requirements to match A141 unit.

M104 – Add Mini Split Indoor Unit (BCU) #145 to south wall of DATA 145. Locate associated outdoor unit (HPU) #145 on roof with mounting requirements identical to HPU #141. Maintain all minimum manufacturer recommended clearances. Route refrigerant liquid and suction piping between indoor and outdoor unit as recommended by manufacturer. Route ¾" pumped condensate line north to be concealed in soffit and route east to terminate at floor drain in JANITOR A114. All performance data and notes for BCU #141 and HPU #141 shall apply to new mini split. Locate thermostat and high temperature alarm along east wall. Integration into building automation system and control/monitoring requirements to match A141 unit.

E104- Add electrical connection for the split system in Storage A152. Provide power to the indoor unit and the outdoor unit.

E108- Add electrical connection for the split system in Data A145. Provide power to the indoor unit and the outdoor unit.

E121- Add a 20A/2P breakers to EMLA for the split systems.

Mechanical (HVAC) Add	$20,482.00
Electrical Add	$6,520.00
Roof Curbs, Flashings	$1,982.00
ATO Supervision/Admin	$2,791.00
ATO Builders P/O (10%)	$3,178.00
TOTAL	**$34,953.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Remove Grease Waste Piping PR 070 BP4	**DATE:**	10/9/2020
PROJECT:	Mid America Energy Rec Plex BP 4	**PROJECT #:**	ATO 19919

TO:	City of West Des Moines 4200 Mills Civic Parkway West Des Moines, IA 50265	**CONTRACT or PO#**	BP 4 General Construction
		COST CODE	15.0000
		CHANGE ORDER # (RCO)	80
		REVISION #	

AMOUNT OF CHANGE ORDER: ($31,726.15)

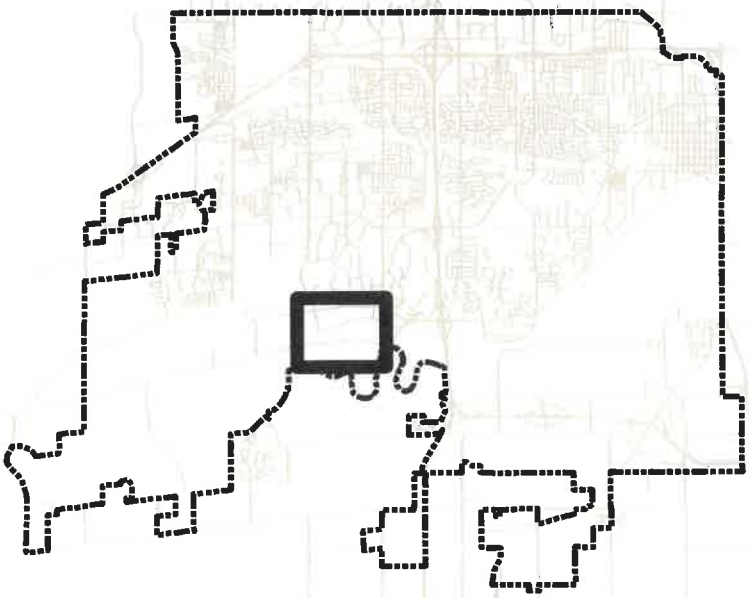
DESCRIPTION:

P-102 – Remove grease waste piping to floor sink on mezzanine as shown on attached revised sheet P-102
P-103 – Remove underfloor grease waste piping to mezzanine as shown on attached revised sheet P-103
P-104 – Remove underfloor grease waste piping to mezzanine as shown on attached revised sheet P-104
P-105 – Remove grease waste piping, grease vent, and grease interceptor serving F133 CONCESSION as shown on attached revised sheet P-105.
P-303 – Revise waste piping to accommodate removal of grease waste line as shown on attached as shown on attached revised sheet P-105.
15 4500 – Revise sink SK-2 to be 5" depth.

Plumbing Deduct	($29,234.15)
ATO Supervision/Admin	$392.00
ATO Builders P/O (10%)	($2,884.00)
TOTAL	**($31,726.15)**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
S

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