CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: December 7, 2020

ITEM:

Motion – Approving Change Order #9
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	November 2, 2020	Miscellaneous
Change Order #8	$273,851.35	November 16, 2020	Miscellaneous
Change Order #9	$118,239.83	Pending	Miscellaneous
Total	**$18,802,867.34**		

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 was anticipated to be completed by November 13, 2020. Negotiations are currently ongoing with regards to a revised completion date due to the amount of work added to the project. Foundations for the pre-engineered metal building are complete. Erection of the pre-engineered metal building is 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 nearly complete. It is anticipated that the MidAmerican Energy RecPlex will be open in Spring 2021.

Change Order #9 includes additional costs for reducing built-in casework in favor of more flexible storage solutions, automated controls for motorized blinds throughout the facility, enhanced air & moisture barrier detailing in masonry wall openings for doors & windows, water supply & connections points for maintenance hoses near soccer fields, rerouting rain leader installed prior to masonry that was in conflict with window openings, thickened slab based on final bleacher design, change in door materials not addressed in previous change orders, and enhanced building envelope detailing at roof plane extension near Tenant B Space. City Staff recommends approval of Change Order #9.

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 #9 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			
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: **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	9	
Date	November 16, 2020	

THE CONTRACT IS CHANGED AS FOLLOWS: The Change Order includes changes made throughout the facility.
- Reduce built in casework in favor of more flexible storage solutions.
- Add automated controls for motorized blinds throughout facility.
- Additional materials and labor for air and moisture barrier detailing in masonry wall openings for doors and windows.
- Add water supply and connection points for maintenance hoses near soccer fields.
- Reroute rain leader installed prior to masonry that was in line with window openings.
- Additional thickened slab based on final bleacher design.
- Change materials on doors not addressed in previous change orders.
- Additional materials and labor associated with building envelope detailing at roof plane change near Tenant B extension.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01I	Casework changes, Motorized shade Controllers, Masonry air vapor barrier coordination, Soccer wash water, Reroute rain leader piping, Bleacher thickened slab, Doors C103E & C104F, Tenant B wall clarifications	LS	$118,239.83	1.0	$118,239.83
			TOTAL		$118,239.83

CHANGE ORDER SUMMARY	
The Original Contract Sum was	$16,900,000.00
Net Change by previously authorized Change Orders	$1,784,627.51
The Contract Sum prior to This Change Order was	$18,684,627.51
The Contract Sum will be **Increased** by this Change Order in the amount of	$118,239.83
The new Contract Sum including this Change Order will be	**$18,802,867.34**
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)	11.26%
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: 009
Date: November 16, 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-053 - Casework Changes: ($4,563.00)
RCO-067 - Motorized Shade Controllers: $37,917.00
RCO-081 - Masonry Air Vapor Barrier Coordination: $41,414.00
RCO-084 - Soccer Wash Water: $20,288.95
RCO-085 - Reroute Rain Leader Piping: $6,798.81
RCO-087 - Thickened Slab: $8,360.75
RCO-090 - Doors C103E & C103F: $4,301.32
RCO-092 - Wall Clarifications: $3,722.00

Total: $118,239.83

The original Contract Sum was	$	16,900,000.00
The net change by previously authorized Change Orders	$	1,784,627.51
The Contract Sum prior to this Change Order was	$	18,684,627.51
The Contract Sum will be increased by this Change Order in the amount of	$	118,239.83
The new Contract Sum including this Change Order will be	$	18,802,867.34

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 Moore, PM	Craig Thurston Director of Construction	Brian Hemesath, City Engineer
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
11/12/2020	11/12/2020	11/24/2020
DATE	**DATE**	**DATE**

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(3B9ADA3A)
User Notes:

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	Casework Changes Shive-Hattery PR 0036 BP4	**DATE:**	9/2/2020
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	06.000
		CHANGE ORDER # (RCO)	53

AMOUNT OF CHANGE ORDER: ($4,563.00)

DESCRIPTION:

A. SPECIFICATIONS
- **a. SECTION 06 40 00 CUSTOM CASEWORK**
  - **i. Part 2, 2.3.A: CHANGE item A to read as follows, "Hinges: European style concealed self-closing type, steel with satin finish. 100 degrees of opening, selfclosing with soft close feature.**
    - **1. Manufacturers: Holdahl, Richelieu, Grass America Inc."**
  - **ii. Part 2, 2.3.B: CHANGE item B to read as follows, "Drawer Slides:**
    - **1. Type: Full extension. Soft-close.**
    - **2. Static Load Capacity: Commercial grade.**
    - **3. Mounting: Side mounted.**
    - **4. Manufacturers: Basis of Design: Richelieu Soft-Closing Mechanism for Wood Drawers."**
  - **iii. Part 2, 2.3.C: CHANGE item C to read as follows, "Drawer and Door pulls:**
    - **1. Typical pull length: 5 inch**
    - **2. Finish: Brushed Satin Nickel**
    - **3. Product: Holdahl Company, Studio 917 Cornerstone Collection Bar Pull."**
  - **iv. Part 2, 2.3.D: REVISE item D to read as follows:**
    - **1. "D. Catches: Magnetic."**
  - **v. Part 2, 2.5: ADD item B to read as follows: "B. Counter Support Brackets: Basis of Design: A&M Hardware Standard Workstation and Countertop Bracket**
    - **1. Color: Black**
    - **2. Size: As required for application"**

B. DRAWINGS
- **a. SHEET A-600 ROOM FINISH SCHEDULE**
  - **i. In MATERIAL FINISH LEGEND under BASE header, CHANGE Tile-4 Specification to read as follows, "COVE BASE Q-3585 5" X 8"."**
  - **ii. In MATERIAL FINISH LEGEND under PLASTIC LAMINATE header, CHANGE Remarks to read as follows, "VERTICAL CASEWORK UNLESS OTHERWISE NOTED." NOTED."**
  - **iii. In MATERIAL FINISH LEGEND under PLASTIC LAMINATE header, ADD PL-3, Manufacturer: WILSONART, Style: HIGH PRESSURE LAMINATE, Color Name / No: CRYSTAL D388, Specification: MATTE FINISH.**
- **b. SHEET A-607 CASEWORK PLANS AND ELEVATIONS**
  - **i. ADD CASEWORK GENERAL NOTES and CASEWORK TAG LEGEND.**
  - **ii. ADD dimensions to plan for clarification.**
  - **iii. REVISE elevation 7 to lower counter as indicated, ADD notes for clarification, and ADD AWI cabinet design series reference numbers with cabinet unit depth.**
  - **iv. REVISE elevation 10 to lower counter as indicated, ADD notes for clarification, and ADD AWI cabinet design series reference numbers with cabinet unit depth.**
  - **v. REVISE elevation 13 to lower counter as indicated, DELETE base cabinets as shown, and ADD notes for clarification.**
  - **vi. REVISE elevation 12 to lower counter as indicated, DELETE base cabinets as shown, REVISE display case, and ADD notes for clarification.**
  - **vii. REVISE elevation 14 to lower counter as indicated and ADD notes for**
  - **v. ADD Detail 1 - COUNTERTOP, WORK SURFACE, WALL MOUNTED, CMU WALLS.**
  - **vi. ADD Detail 18 - COUNTERTOP, PLASTIC LAMINATE, WORK SURFACE, WALL MOUNTED, CMU WALLS.**
  - **vii. REVISE elevation 7 to lower counter as indicated, ADD notes for clarification, and ADD AWI cabinet design series reference numbers with cabinet unit depth.**
  - **viii. REVISE elevation 9 to lower counter as indicated, ADD notes for clarification, and ADD AWI cabinet design series reference numbers with cabinet unit depth.**
  - **ix. REVISE elevation 11 to ADD notes for clarification, and DELETE base cabinets as shown.**

x. ADD elevation 5 - F133 CONCESSION west elevation to show added counter/work surface.

xi. ADD dimensions for clarification to plan for F210 – Break Room.

xii. REVISE elevation 4 to lower counter as indicated, ADD notes for clarification, and ADD AWI cabinet design series reference numbers with cabinet unit depth.

xiii. REVISE elevation 13 to lower counter as indicated, ADD notes for clarification, and DELETE base cabinets as shown.

xiv. REVISE elevation 14 to lower counter as indicated, include south elevation of counter shown on plan in Concession A207, and ADD notes for clarification.

xv. REVISE elevation 15 to lower counter height and ADD notes and dimensions for clarification.

xvi. REVISE elevation 3 to lower counter height as indicated, DELETE base cabinets as shown, and ADD notes for clarification.

d. SHEET A-901 FLOORING PLAN - ARENAS

i. ADD note in CONCESSIONS A107 and MULTI-USE C116 to read as follows, "FLOORING TO BE INSTALLED UNDER CASEWORK."

COST BREAKDOWN

Changes to Casework	-$3,506.00
Changes to Flooring/Base	$0.00
ATO Labor	-$832.00
ATO Supervision/Admin	$190.00
ATO Builders P/O (10%)	-$415.00
TOTAL	**-$4,563.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	PR 010 BP4 Motorized Shade Controllers	**DATE:**	10/23/2020
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**	08.000, 10.000
	West Des Moines, IA 50265	**CHANGE ORDER # (RCO)**	67
		REVISION	

AMOUNT OF CHANGE ORDER: **$37,917.00**

DESCRIPTION:
DRAWINGS:

SHEET E-104 POWER & SYSTEMS PARTIAL FLOOR PLAN – MAIN ARENA & FIELDHOUSE OFFICES

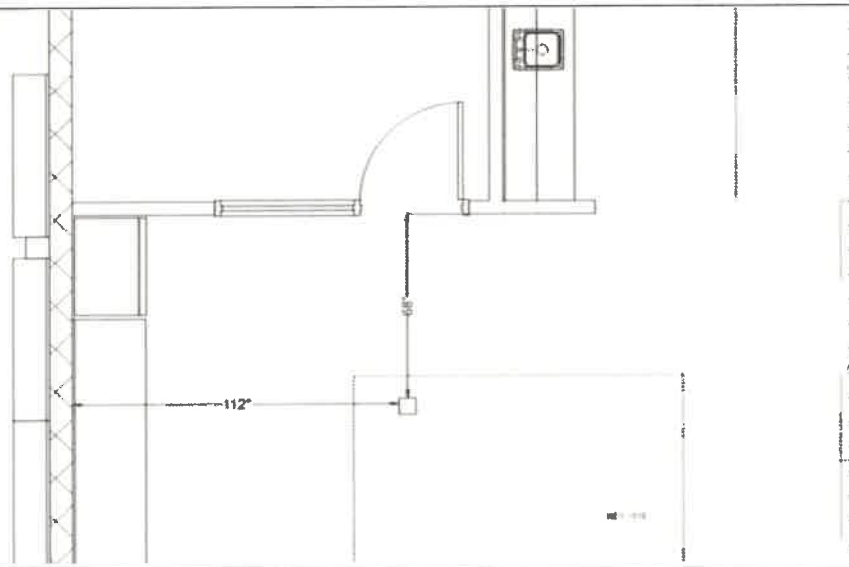
1. ADD a 120V, 20A connection to (4) shade controllers in COURT SUPPLIES F106. Use spare 20A/1P circuit breakers in panel LD. Place shade controller on wall near panel LD.

SHEET E-105 LIGHTING PARTIAL FLOOR PLAN – COMMONS EAST

1. REVISE (4) type F fixtures to include battery back in FIRE COMMAND CENTER C108. Connect all (4) fixtures to non-emergency circuit.
2. REVISE 3-way switch to momentary contact switch at east double door of LOCKER/EVENT COAT AREA A140.
3. ADD (2) light fixtures in display case in CONCESSIONS A107. Use 18" long Q-tran VEVE extrusion, satin finish, polar lens, with SW24/3.0 static white (4000K) tape light. LED strips shall be applied to extrusion at factory and shipped as pre-wired and finished LED extrusion to project site. See details shown in PR-036 for exact mounting in display case.
4. ADD a digital wall switch to control display lighting in CONCESSIONS A107. Connect to existing room controller.

SHEET E-106 POWER & SYSTEMS PARTIAL FLOOR PLAN – COMMONS EAST

1. ADD a furniture-feed floor box to OPEN OFFICE AREA A106. Place floor box 112" from east wall and 68" from south wall, see diagram below. Use Legrand wiremold RFB2E-OG floor box with furniture feed cover 6CFFTCGY. Provide two 120V circuits to floor box and connect to spare 20A/1P circuit breakers in panel LC2. Provide connection to furniture wiring harness, coordinate with furniture vendor.
2. ADD (2) data cables to floor box, one for each cubicle. Route data cables from DATA A141.
3. ADD a data outlet on west wall next to receptacle tied to circuit 39 near south-west door.
4. ADD a 120V, 20A connection to shade controller in BUILDING STOR. A114. Use spare 20A/1P circuit breaker in panel LC2. Place shade controller on wall near panel LC. Provide wiring from shade controller to shade locations and shade controls in MULTI-USE C116.



SHEET E-107 LIGHTING PARTIAL FLOOR PLAN – COMMONS WEST

1. ADD a ceiling occupancy sensor and daylight sensor in VESTIBULE C100.
2. REVISE 3-way switch to momentary contact switch at west double door of LOCKER/EVENT COAT AREA A143.
3. ADD (5) ceiling sensors between double doors of A140 and A143 to provide adequate coverage of space.

SHEET E-108 POWER & SYSTEMS PARTIAL FLOOR PLAN – COMMONS WEST

2. ADD a receptacle on north wall for sump pump in STOR. F103. Connect to spare 20A/1P circuit breaker in panel LD.

3. **PROVIDE wiring from shade controllers COURT SUPPLIES F106 to shade locations and shade controls in MAIN ARENA NORTH LOBBY A142 and MULTI PURPOSE ROOM C103.**

SHEET E-111 LIGHTING PARTIAL FLOOR PLAN – FIELDHOUSE

1. **ADD exit sign type F-X1 to south-east corner of SOUTH COURT F128 above exterior double door.**
2. **ADD exterior light fixture type F-AA above double door in south-east corner of SOUTH COURT F128.**
3. **REVISE (2) exit signs type F-X2 to type F-X1 located on west wall between grid lines 11 and 12, and grid lines 14 and 15. Locate exit signs above double doors on west wall located near grid lines 12 and 14.**
4. **ADD (8) type F-S light fixtures mounted on beam for emergency egress lighting in the fieldhouse. Mount first fixture just south of grid line 6 and east of grid line Aa. Mount one fixture every 50ft going south with last fixture mounted between grid lines 20 and 21. See detail 5 on attached sheet A-306 for mounting of fixture. Fixture shall be mounted on beam with lens faced out away from beam. Fixtures shall be normally off and only turn on during emergencies. Connect fixtures to nearby life safety circuit**
5. **REVISE keynote 4 for fixture type Y to delete sentence "Provide fixture connected to inverter every 24ft." Connect entire run of fixtures to normal circuits as indicated in keynote.**
6. **CLARIFICATION; Refer to detail 5 on attached sheet A-306 for mounting of color changing fixtures, type Y, noted by keynote 4. Fixture shall be facing up.**

SHEET E-112 POWER & SYSTEMS PARTIAL FLOOR PLAN – FIELDHOUSE

1. **ADD a 120V, 20A connection to (2) shade controllers in COURAGE LEAGUE OFFICE F126. Use spare 20A/1P circuit breakers in panel LG. Place shade controller on wall near panel LG. Provide wiring from shade controller to shade locations and shade controls in COURAGE LEAGUE F127.**

SHEET E-113 LIGHTING PARTIAL FLOOR PLAN – MAIN ARENA MEZZANINE & ROOF SOUTH

1. **CLARIFICATION; Refer to details on attached sheet A-303 for mounting of color changing fixtures, type Y, noted by keynote 2. Fixture shall be facing up.**
2. **REVISE keynote 3 for fixture type Y to delete sentence "Provide fixture connected to inverter every 24ft." Connect entire run of fixtures to normal circuits as indicated in keynote.**
3. **CLARIFICATION; Refer to detail 5 on attached sheet A-306 for mounting of color changing fixtures, type Y, noted by keynote 3. Fixture shall be facing up.**

SHEET E-118 POWER & SYSTEMS PARTIAL FLOOR PLAN – FIELDHOUSE MEZZANINE

1. **Provide wiring from shade controller in COURAGE LEAGUE F127 to shade locations and shade controls in MULTI-USE B F210.**

COST BREAKDOWN

Shade Controllers/Motors, Labor & Material	$19,400.00
Electrical	$12,960.00
ATO Supervision/Admin	$2,110.00
ATO Builders P/O (10%)	$3,447.00
TOTAL	**$37,917.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	Masonry Air -Vapor Barrier Coordination Shive-Hattery PR 0041 BP4	**DATE:**	11/9/2020
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	04,00, 07.000, 09.000
		CHANGE ORDER # (RCO)	81

AMOUNT OF CHANGE ORDER: **$41,414.00**

DESCRIPTION:

A. DRAWINGS

1. SHEET A-132 ENLARGED PLAN – COMMONS WEST

i. At gridline 1 and gridline Bh, REVISE CMU at east end of opening A160 to be 12" CMU (i.l.o. 8") to align with 12" CMU at west end of opening, and ADD 4" CMU as shown on revised plan to conceal tube in wall.

2. SHEET A-302 CROSS SECTION AT COMMONS

i. Section 1: ADD detail callouts.

ii. ADD details 2,3, and 4 to clarify top of wall condition and to clarify vapor barrier locations and transitions.

3. SHEET A-304 WALL SECTIONS – ARENA #2

i. REVISE Wall Section 1 and Detail 6 to reflect change from CMU to cold-formed metal framing as identified in PR 28. ADD flexible flashing tape as shown. Hollowcore closure added in PR 39; detail revised to reflect this change.

ii. REVISE Detail 5 to change CMU above joist bearing to cold-formed metal framing (Contractor Option to build as CMU per original detail). ADD flexible flashing tape transition from faced insulation behind metal panel to wall condition below metal panel as shown.

4. SHEET A-305 WALL SECTIONS

i. REVISE Details 4 and 5 to clarify vapor barrier locations and transitions. ADD flexible flashing membrane as shown. DELETE rigid insulation between curtainwall and CMU; curtainwall back pan and insulation were added in PR 48 (detail revised to reflect this change).

5. SHEET A-306 WALL SECTIONS – FIELDHOUSE

i. REVISE Wall Section 3 to clarify vapor barrier location.

6. SHEET A-322 DETAILS

i. REVISE Details 3, 6, 10, 13, and 17, to add spray foam insulation in cavities in blocking at parapet (Contractor Option to fill cavities with XPS or EPS).

ii. REVISE Detail 2 (head condition) to reflect lintel changes made in PR 21, ADD steel angle (width of opening), modify flashing, ADD wood blocking, and ADD foam insulation to fill in gap. REVISE Detail 2 (sill condition) to show cast stone sill as lug sill, change anchorage from pins to strap anchors at back of cast stone, and revise through-wall flashing location.

iii. Detail 9: ADD mineral wool insulation in cavity at blocking (if foam/plastics are used to fill cavity, ½" gypsum board must be installed on interior side of plywood to meet code requirements). DELETE rigid insulation between curtainwall and CMU; curtainwall back pan and insulation were added in PR 48. Clarify location of vapor barrier.

iv. Detail 15: CLARIFY vapor barrier location; ADD ¾" plywood sheathing, if required for flashing membrane to adhere to insulation vapor barrier.

v. Detail 16: ADD fluid-applied vapor barrier on exterior face of CMU and 6 mil poly on underside of soffit framing; overlap and seal poly onto fluid-applied vapor barrier. DELETE batt insulation in framing. DELETE wood blocking and vapor barrier. DELETE batt insulation in framing. DELETE wood blocking and install structural insulated sheathing (insulation with 5/8" plywood as required for attachment of Dri-Design panels) at both vertical and horizontal faces. ADD flexible flashing tape at air barrier to tie into Dri-Design trim to allow moisture to drain out through panel weeps.

vi. Detail 18: ADD additional wood blocking so vapor barrier ties into frame closer to exterior.

7. SHEET A-323 DETAILS

i. Detail 3: ADD additional wood blocking so vapor barrier ties into frame closer to exterior.

ii. Detail 4: REVISE to reflect lintel changes made in PR 21, ADD steel angle (width of opening), modify flashing, ADD wood blocking, and ADD foam insulation to fill in gap.

iii. Detail 6: REVISE to show cast stone sill as lug sill, change anchorage from pins to strap anchors at back of cast stone, and revise through-wall flashing location

iv. Detail 7: ADD additional wood blocking so vapor barrier ties into frame closer to exterior.

v. Detail 8: REVISE to reflect lintel changes made in PR 21, ADD steel angle (width of opening), modify flashing, ADD wood blocking, and ADD foam insulation to fill in gap.

vi. Detail 10: REVISE to reflect lintel changes made in PR 21, ADD steel angle (width of opening), modify flashing, ADD wood blocking, and ADD foam insulation to fill in gap.

vii. Detail 17: ADD bead of sealant between steel tube at CMU and brick lintel.

viii. Detail 18: ADD elevation detail to clarify cast stone lug sill.

ATO RCO

8. SHEET A-501 ROOF PLAN

i. ADD detail callout as shown on revised plan.

9. SHEET A-620 INTERIOR ELEVATIONS COMMONS & ARENA 2

i. REVISE interior elevation 1 to reflect masonry changes at gridline Bh.

COST BREAKDOWN

Masonry Changes	-$8,055.00
Steel Stud Framing, sheathing, insulation, Vapor Barrier	$13,098.00
Spray VaPOR Barrier, Sealants	$3,050.00
ATO Labor, Wood Blocking, insulation, poly vapor barrier	$26,435.00
spray foam, ridgid foam, SIS Panels, Tyvek, Flex Tape	
ATO Supervision/Admin	$3,121.00
ATO Builders P/O (10%)	$3,765.00
TOTAL	**$41,414.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	Soccer Wash Water Shive-Hattery PR 043 BP4	**DATE:**	10/21/2020
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	02.000, 15,0000
		CHANGE ORDER # (RCO)	84
		REVISION	

AMOUNT OF CHANGE ORDER: **$20,288.95**

DESCRIPTION:
DRAWINGS:

Provide 1 ½" water line to serve two irrigation valve pits at soccer fields. Route as shown on attached supplemental drawings PSK-7, PSK-8, and PSK-9. Irrigation valve pit per detail on PSK-10.

Pipe: Virgin, high impact, poly-vinyl chloride (P.V.C.) pipe, Schedule 1120-1220. Mainline piping: class 200, having a minimum of 200 psi working pressure rating. Lateral piping: class 200, having a minimum of 200 psi working pressure rating. Continuously and permanently marked with manufacturer's name, material, size, and schedule or type. Pipe: Conform to CS 207-60 or latest revision. Material: Conform to CS 256-63 or latest revision.

Fittings: Sch. 40 P.V.C. solvent weld or belled fittings; saddles prohibited. Conform to ASTM D1784, ASTM D2466 or latest revision.

Installation:

1. **Excavate to depths required to provide 2" depth of earth fill or sand bedding for piping when rock or other unsuitable bearing material is encountered.**
2. **Fill to match adjacent grade elevations with approved earth fill material. Place and compact fill in layers not greater than 8" depth.**
3. **Provide approved earth fill or sand to a point 4" above the top of pipe.**
4. **Overfill with approved excavated or borrow fill materials free of lumps or rocks larger than 3" in any dimension. Level, compact and water settle. Should settlement occur, refill and re-sod as required.**
5. **Install irrigation mains with a minimum cover of 18" based on finished grades.**
6. **Install plastic pipe in accordance with manufacturer's installation instructions. Provide for thermal expansion and contraction.**
7. **Saw cut plastic pipe. Use a square-in-sawing vice to ensure a square cut. Remove burrs and shavings at cut ends prior to installation.**
8. **Make plastic to plastic joints with solvent welded joints or slip seal joints. Use only solvent recommended by the pipe manufacturer. Install plastic pipe fittings in accordance with pipe manufacturer's instructions with restraints.**
9. **Make plastic to metal joints with toe nipples, no male adaptors.**
10. **Make solvent weld joints in accordance with manufacturer's recommendations.**
11. **Allow joints to set at least 24 hours before pulling or pressure is applied to the system.**
12. **Maintain pipe interiors free of dirt and debris. Close open ends of pipe by acceptable methods when pipe installation is not in progress and over all non-working hours.**

Connect inside building to 2" CW line serving NW restrooms and route to west wall of F138 OUTDOOR EQUIPMENT. Before exiting building, provide line sized anti-siphon pressure vacuum breaker backflow preventer (Watts 800M4QT or equivalent), isolation valve with ½" valved and threaded compressed air connection for winterizing, and dielectric fitting at transition from copper to plastic pipe.

COST BREAKDOWN

Interior Plumbing	$5,879.30
Exterior Utility Work	$10,753.65
ATO Supervision/Admin	$1,812.00
ATO Builders P/O (10%)	$1,844.00
TOTAL	**$20,288.95**

BY: Craig Thurston Director of Construction
ATO RCO
ATO Builders, LLC

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	Re-route Rain Leader Piping PR 077 BP4	**DATE:**	11/3/2020
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, 15.000
		CHANGE ORDER # (RCO)	85
		REVISION #	

AMOUNT OF CHANGE ORDER: **$6,798.81**

DESCRIPTION:

Reroute rain leader from roof drains at south end of Field House between column lines 22 and 23 to avoid windows as shown on attached supplemental drawing PSK-11. All horizontal changes in direction shall be made at 45° angles.
Patch Existing Holes in Hollow-core

Plumbing/Core-Drilling	$5,035.81
ATO Builders - Patch Hollow-core	$522.00
ATO Supervision/Admin	$623.00
ATO Builders P/O (10%)	$618.00
TOTAL	**$6,798.81**

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ATO BUILDERS
www.atobuilders.com

204 East 25th Street Suite 3
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CHANGE ORDER REQUEST

TITLE:	Arena 2 Bleacher Thickened Slab PR 074 BP4	**DATE:**	11/3/2020
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
CHANGE ORDER # (RCO) 87
REVISION #

AMOUNT OF CHANGE ORDER: **$8,360.75**

DESCRIPTION:

ADD thickened slab for Arena 2 and at corners of Main Arena for bleacher system supports.

ADD structural steel reinforcing to mezzanine beam supporting NW corner of Arena 2 bleachers per revised drawings attached.

Per Revised Drawings - S-105, S-151, S-352

Misc Steel Fabrication	$229.00
Misc Steel Installation	$1,038.00
Concrete Thickened Slab M & L	$4,421.75
ATO Builders - Haul Spoils form Thickened Slab Dirtwork	$980.00
ATO Supervision/Admin/Layout	$1,021.00
ATO Builders P/O (10%)	$671.00
TOTAL	**$8,360.75**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	Delete Wood Doors C103E, C103F, Change to Aluminum Storefront Doors	**DATE:**	10/21/2020
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 08.000
CHANGE ORDER # (RCO) 90
REVISION

AMOUNT OF CHANGE ORDER: **$4,301.32**

DESCRIPTION:
DRAWINGS:

Change Doors C103E, C103F to Aluminum Storefront Doors from Wood Doors.
Due to Conflicting information this change was not part of Ford Metro, Inc. proposal on Either PR 048 or PR 012.
Consequently ATO Builder did not credit the labor, staining and finishing for the wood doors.
Walsh door did include deleting the wood doors in their proposal on PR 048

COST BREAKDOWN

FMI - Provide and Install Aluminum Storefront Doors	$3,929.32
Deduct for staining, finishing wood doors	-$510.00
Deduct for door, hardware installation for wood doors	-$420.00
ATO Supervision/Admin	$912.00
ATO Builders P/O (10%)	$390.00
TOTAL	**$4,301.32**

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:	ASI 15 - Clarification of South Wall of Tenant Space B	**DATE:**	10/26/2020
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 04.000. 05.000, 07.000
CHANGE ORDER # (RCO) 92
REVISION

AMOUNT OF CHANGE ORDER: **$3,722.00**

DESCRIPTION:

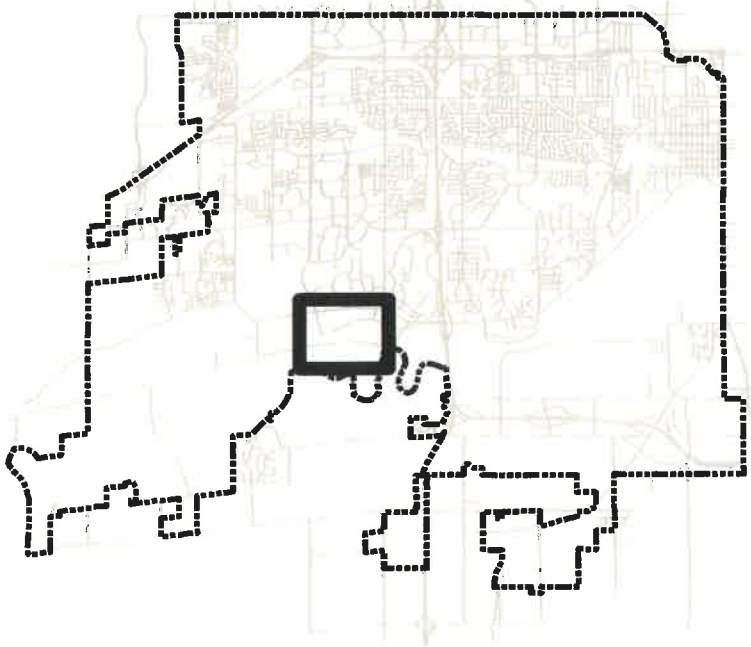
Clarification on the construction of the parapet wall on gridline 10.5 south wall at Tenant Space B.
1. Add steel connector between metal deck and masonry wall
2. add rebar reinforcing at CMU wall to be constructed on top of the Mezzanine Hollow-core deck
3, Add for increased size of metal parapet wall cap.

COST BREAKDOWN

Material & Labor - Steel Connector	$1,205.00
Rebar Reinforcing, grout, epoxy, fasteners, Labor	$1,210.00
Parapet Cap Metal	$685.00
ATO Supervision/Admin	$312.00
ATO Builders P/O (10%)	$310.00
TOTAL	**$3,722.00**

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