CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 3, 2021

ITEM:

Motion – Approving Change Order #18
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	December 7, 2020	Miscellaneous
Change Order #10	$175,795.81	December 21, 2020	Miscellaneous
Change Order #11	$10,521.00	January 4, 2021	Miscellaneous
Change Order #12	$143,981.62	February 1, 2021	Miscellaneous
Change Order #13	$254,274.39	February 15, 2021	Miscellaneous
Change Order #14	$31,327.71	March 1, 2021	Miscellaneous
Change Order #15	$12,462.00	March 15, 2021	Miscellaneous
Change Order #16	$43,959.27	April 5, 2021	Miscellaneous
Change Order #17	$63,625.53	April 19, 2021	Miscellaneous
Change Order #18	$20,793.00	Pending	Miscellaneous
Total	**$19,559,607.67**		

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 nearing completion. Additional site improvements (access drives, parking lots, shared use path, sidewalk, landscaping, site lighting, etc.) are complete. It is anticipated that the MidAmerican Energy RecPlex will be open in June 2021.

Change Order #18 includes additional costs for metal stud walls in Concessions area, relocation of an exhaust fan, installation of locally adjustable thermostats for select mechanical equipment,

omission of air supply diffusers, revisions to selected paint colors and extents of accent paint, adjustments of LED lighting installation heights, and installation of generator breakers. City Staff recommends approval of Change Order #18.

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 #18 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	18	
Date	April 19, 2021	

THE CONTRACT IS CHANGED AS FOLLOWS: The Change Order includes changes made throughout the facility.
- Add metal stud walls and soffits in concessions area.
- Relocate exhaust fan #11, associated controls, and create new wall opening.
- Provide locally adjustable thermostats for RMCHU #16, 17, and 31.
- Revise airflow balancing and omit supply diffusers in areas served by RMCHU#37 and ERV#37.
- Change color of paint color for bleacher walls in arena 2 and revise extents of accent paint in commons.
- Raise LED light shelf in 5 framing bays to create a continuous height light shelf.
- Add generator breakers not originally included.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01R	Metal studs in concessions, relocate exhaust fan and new wall opening, locally adjustable thermostats, omit supply diffusers, paint color revisions, raise LED light shelf, add generator breakers.	LS	$20,793.00	1.0	$20,793.00
			TOTAL		$20,793.00

CHANGE ORDER SUMMARY	
The Original Contract Sum was	$16,900,000.00
Net Change by previously authorized Change Orders	$2,638,814.67
The Contract Sum prior to This Change Order was	$19,538,814.67
The Contract Sum will be revised by this Change Order in the amount of	$20,793.00
The new Contract Sum including this Change Order will be	**$19,559,607.67**
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)	15.74%
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_____

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Change Order

PROJECT: *(Name and address)*	CONTRACT INFORMATION:	CHANGE ORDER INFORMATION:
MidAmerican Rec Plex BP4 West Des Moines	Contract For: General Construction Date: April 6, 2020	Change Order Number: 018 Date: April 19, 2021
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
City of West Des Moines 4200 Mill Civic Parkway West Des Moines, Iowa 50265	Shive-Hattery, Inc. 4125 Westown Parkway, Suite 100 West Des Moines, Iowa 50266	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-099 - Food Service Coordination: $4,096.00
RCO-111 - Relocate Exhaust Fan: $6,244.00
RCO-139 - Local Control Thermostats: $1,232.00
RCO-142 - Rooftop Unit 37: $120.00
RCO-145 - Paint at A2 and Accent in Commons: $2,468.00
RCO-147 - LED Light Shelf Field House Portal Frame Bays: $3,582.00
RCO-150 - Generator Breakers: $3,051.00

Total: $20,793.00

The original Contract Sum was	$	16,900,000.00
The net change by previously authorized Change Orders	$	2,638,814.67
The Contract Sum prior to this Change Order was	$	19,538,814.67
The Contract Sum will be increased by this Change Order in the amount of	$	20,793.00
The new Contract Sum including this Change Order will be	$	19,559,607.67

The Contract Time will be unchanged 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)*
Karen Hardisty Apr 15 2021 8:22 PM		
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Karen Hardisty, PE	Craig Thurston Director of Construction	Brian Hemesath, City Engineer
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
04/15/2021	4/16/2021	04/20/2021
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA40)

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	Food Service Coordination Shive-Hattery PR 059 BP4	**DATE:**	12/17/2020
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 09.000, 16.000
CHANGE ORDER # (RCO) 99

AMOUNT OF CHANGE ORDER: **$4,096.00**

DESCRIPTION:

II. DRAWINGS

A. SHEET A-133 ENLARGED FLOOR PLANS

a. ADD 3 5/8" metal stud walls with gyp on one side in Northeast corner of A206 PREP AREA as shown on plan.

b. REVISE location of North wall in A206 PREP AREA as shown on plan.

c. DELETE chase walls in A207 CONCESSION.

d. ADD one electronic menu display above and centered on the opening on the North wall of A207 CONCESSION. Mount on COURTS MEZZANINE side of wall. Mounting height should be the same as menu displays shown in elevation 4 MAIN ARENA – WEST WALL on sheet A-621. Provide blocking for wall-mounted TV brackets for 200lb TVs.

B. SHEET A-421 REFLECTED CEILING PLAN – MEZZANINE FIELDHOUSE NORTH

a. ADD soffit in A207 CONCESSION as shown on plan.

b. ADD detail 2 - ACP TO GYP DETAIL.

c. REVISE ceiling in A206 Prep Area for added walls in northeast corner.

C. SHEET A-621 INTERIOR ELEVATIONS MAIN ARENA

a. ADD electronic menu displays on elevation 4 MAIN ARENA – WEST WALL. Provide on sheet A-621. Provide blocking for wall-mounted TV brackets for 200lb TVs.

Not Included: Menu Boards and Installation of same

COST BREAKDOWN

Blocking/Backing	$102.00
Framing, Drywall	$1,410.00
Electrical	$1,580.00
ATO Supervision/Admin	$632.00
ATO Builders P/O (10%)	$372.00
TOTAL	**$4,096.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Relocate Exhaust Fan Shive-Hattery PR 0069 BP4	**DATE:**	1/11/2021
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	13.000, 15.000, 16.000
		CHANGE ORDER # (RCO)	111

AMOUNT OF CHANGE ORDER: **$6,244.00**

DESCRIPTION:

Sheet H-108

- **Relocate FAN #11, associated controls, accessories, and wall opening to the north as shown on attached revised sheet H-108.**

Sheet E114

- **Move Fan #11 to north of grind line 7. Refer to mechanical drawings for exact location.**

COST BREAKDOWN

HVAC Changes	$0.00
Electrical Changes	$1,465.00
Infill Existing Opening, Install New Opening	$3,110.00
ATO Supervision/Admin	$1,102.00
ATO Builders P/O (10%)	$567.00
TOTAL	**$6,244.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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844-447-3286

CHANGE ORDER REQUEST

TITLE:	PR 111 BP4 Local Control Thermostats	**DATE:**	4/12/2021
PROJECT:	Mid America Energy Rec Plex	**PROJECT #:**	ATO 19919

TO:	City of West Des Moines	**CONTRACT or PO#**	BP 4
	4200 Mills Civic Parkway	**COST CODE**	15.000
	West Des Moines, IA 50265	**CHANGE ORDER # (RCO)**	139

AMOUNT OF CHANGE ORDER: **$1,232.00**

DESCRIPTION:

Revise flat plate zone sensors serving RMCHU #16, #17, and #31 (Tenant Space A and Courage League) to be locally adjustable thermostats. Revise control programming to allow for local adjustment of temperature setpoint in these zones that can be overridden at the remote user interface.

HVAC Changes	$776.00
ATO Builders Admin/Supervision	$344.00
ATO Builders P/O (10%)	$112.00
TOTAL	**$1,232.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	PR 110 BP4 Roof Top Unit 37	**DATE:**	4/12/2021
PROJECT:	Mid America Energy Rec Plex	**PROJECT #:**	ATO 19919

TO:	City of West Des Moines	**CONTRACT or PO#**	BP 4
	4200 Mills Civic Parkway	**COST CODE**	9.000, 15.000
	West Des Moines, IA 50265	**CHANGE ORDER # (RCO)**	142

AMOUNT OF CHANGE ORDER: **$120.00**

DESCRIPTION:

Revise airflow balancing and omit (4) supply diffusers in areas served by RMCHU #37 and ERV #37 as shown on attached revised sheet H-102 and H-107. RMCHU #37 to be adjusted to new balance of 2300 CFM. ERV #37 to be adjusted to new airflow balance of 3605 CFM exhaust and 2300 CFM supply.

HVAC Changes	-$410.00
Ceiling Tile	$175.00
ATO Builders Admin/Supervision	$344.00
ATO Builders P/O (10%)	$11.00
TOTAL	**$120.00**

Air Balance by Others

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	PR 078 BP4 Paint at Arena 2 and Accent in Commons	**DATE:**	4/8/2021
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 15.000
CHANGE ORDER # (RCO) 145

AMOUNT OF CHANGE ORDER: **$2,468.00**

DESCRIPTION:

1. Paint gypsum board bleacher walls in ARENA 2 color PT DORIAN GRAY.

2. REVISE accent paint PT-4 on South wall of COMMONS C101 near door A104. Extend PT-4 to Southeast corner of COMMONS C101. Height of accent paint should remain the same.

COST BREAKDOWN

Painting Changes	$1,600.00
ATO Supervision/Admin	$644.00
ATO Builders P/O (10%)	$224.00
TOTAL	**$2,468.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Revise LED Light Shelf at Field House Portal Frame Bays	**DATE:**	3/31/2021
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 05.000
CHANGE ORDER # (RCO) 147

AMOUNT OF CHANGE ORDER: **$3,582.00**

DESCRIPTION:

Raise the LED Light Shelf in the (5) Portal Frame Bays to match and create a continous height Light Shelf at entire length on GL Aa.

COST BREAKDOWN

Additional Steel	$399.00
Additional Labor for Installation	$1,870.00
ATO Supervision/Admin	$988.00
ATO Builders P/O (10%)	$325.00
TOTAL	**$3,582.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	Generator/Increase size of Electrical Room - Generator Breakers PR O11R-1 BP4	**DATE:**	3/31/2021
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 05.000
CHANGE ORDER # (RCO) 150

AMOUNT OF CHANGE ORDER: **$3,582.00**

DESCRIPTION:

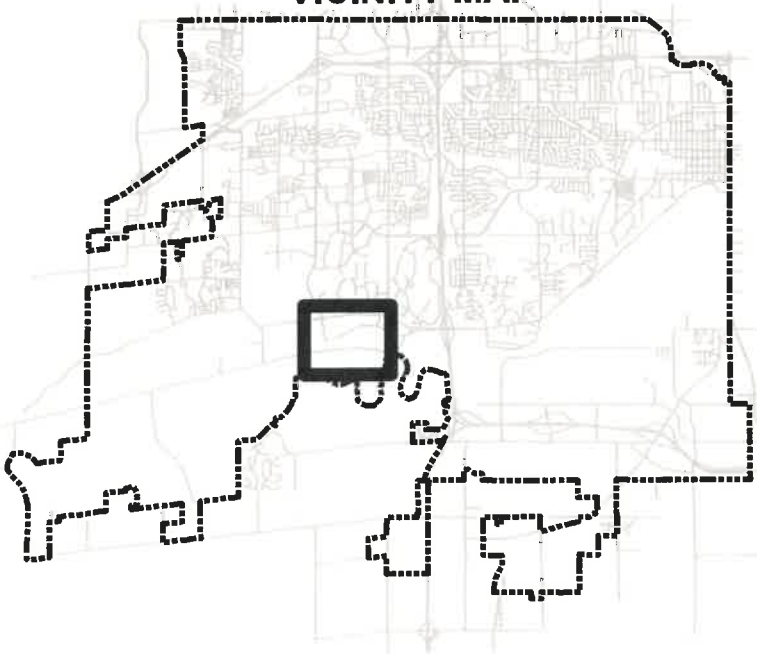
Add breakers not included in original PR 011.
100 amp and 60 amp breakers not indicated on the original PR 11 and labor to install

COST BREAKDOWN

Electrical	$2,430.00
ATO Supervision/Admin	$344.00
ATO Builders P/O (10%)	$277.00
TOTAL	**$3,051.00**

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