CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: November 1, 2021

ITEM:

Motion – Approving Change Order #24
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	May 3, 2021	Miscellaneous
Change Order #19	$75,891.00	May 17, 2021	Miscellaneous
Change Order #20	$79,439.82	June 7, 2021	Miscellaneous
Change Order #21	$18,714.00	June 21, 2021	Miscellaneous
Change Order #22	$37,069.45	July 6, 2021	Miscellaneous
Change Order #23	$10,427.00	October 4, 2021	Miscellaneous
Change Order #24	$213,466.03	Pending	Fire alarm devices
Total	**$19,994,614.97**		

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. The Grand Opening of the MidAmerican Energy RecPlex took place on October 3, 2021 and included a donor recognition and a ribbon cutting ceremony.

Change Order #24 includes additional costs for adding fire alarm devices needed to make the building code compliant as requested by the Fire Marshal. The change order also includes additional costs for revisions to tile in the men's restroom. City Staff recommends approval of Change Order #24.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Change Order #24 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 25, 2021		
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	**24**	
Date	**October 15, 2021**	

THE CONTRACT IS CHANGED AS FOLLOWS: The Change Order includes:
-Adding of fire alarm devices needed to make building code compliant as required by the Fire Marshall
-Revision to tile in mens restroom

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01W	Add additional fire alarm devices for code compliance, revise mens restroom tile	LS	$213,466.03	1.0	$213,466.03
			TOTAL		**$213,466.03**

CHANGE ORDER SUMMARY

The Original Contract Sum was	$16,900,000.00
Net Change by previously authorized Change Orders	$2,881,148.94
The Contract Sum prior to This Change Order was	$19,781,148.94
The Contract Sum will be revised by this Change Order in the amount of	$213,466.03
The new Contract Sum including this Change Order will be	**$19,994,614.97**
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)	18.31%
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: 024 Date: October 18, 2021
OWNER: *(Name and address)*	**ARCHITECT:** *(Name and address)*	**CONTRACTOR:** *(Name and address)*
City of West Des Moines 4200 Mills 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-159R - City of West Des Moines - Add Fire Alarm Devices for Code Compliance: $210,761.00
RCO-193R - City of West Des Moines - Mens F111 Tile Rework: $2,705.03

Total: $213,466.03

The original Contract Sum was	$	16,900,000.00
The net change by previously authorized Change Orders	$	2,881,148.94
The Contract Sum prior to this Change Order was	$	19,781,148.94
The Contract Sum will be increased by this Change Order in the amount of	$	213,466.03
The new Contract Sum including this Change Order will be	$	19,994,614.97

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 Oct 13 2021 10:28 AM		Brian Hemesath Digitally signed by Brian Hemesath Date: 2021.10.21 07:40:45 -05'00'
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Karen Hardisty, Engineer	Craig Thurston Director of Construction	Brian Hemesath, City Engineer
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
10/13/2021	10/13/2021	
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA41)

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST (Revised)

TITLE:	Add Additional Fire Alarm Devices to Bring Building into Code Compliance	**DATE:**	9/9/2021
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**	16.000
	West Des Moines, IA 50265	**CHANGE ORDER # (RCO)**	159R-1

AMOUNT OF CHANGE ORDER: **$210,761.00**

DESCRIPTION:

Note: Revised pricing due to discrepancy in material quantities deduct by JCI, Labor deduct by Baker Electric

Add Additional Fire Alarm Devices needed to make Building Code Compliant as required by the Fire Marshall

1. **Provide and install extra fire alarm devices per JCI quote**
2. **Provide and install extra ammonia detection devices per JCI discussion with WDM fire inspector**
3. **Includes all conduit, boxes, and cabling for extra devices (already installed)**
4. **Lift rental included**

Electrical	$181,390.00
ATO Labor, Supervision, Admin	$10,211.00
ATO Builders P/O (10%)	$19,160.00
TOTAL	**$210,761.00**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

515.288.6774:www.bakerelectric.com
111 Jackson Ave. Des Moines, IA 50315

Change Order Request

C.O.R. # 036 revised

G.C. #

Date: September 9, 2021

Project Name: MidAmerican Energy RecPlex - City of WDM

Project #: 19676

To ATO Builders
Attn: Craig Thurston
204 E. 25th St.
Kearney, NE 68847

Phone: (844) 447-3286 **Fax:** (515) 270-3829

From: BAKER ELECTRIC, INC.
NEIL YOUNG
111 JACKSON AVE
DES MOINES, IA 50315

Phone: (515) 288-6774 **Fax:** (515) 557-3361

We hereby propose to make the following changes:

This is in response to extra fire alarm devices needed to make building code compliant:

1. Provide and install extra fire alarm devices per JCI quote
2. Provide and install extra ammonia detection devices per JCI discussion with WDM fire inspector
3. Includes all conduit, boxes, and cabling for extra devices (already installed)
4. Lift rental included

Labor: $89,560.00
Material: $88,310.00
Lift rental: $3,520.00

Change Order Price $ 181,390.00

This price is good for 60 days. If conditions change, this price is void.

We are requesting a time extension of 0 days in conjunction with this change.

Neil Young
Author

9/9/2021
Date Sent

☐ Accepted The above prices and specifications of this Change Order request are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise specified.

Authorized Signature

Date of Acceptance

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE: CCD 005 - Men's F111 Tile Rework **DATE:** 9/13/2021

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 09.000
CHANGE ORDER # (RCO) 193R-1

AMOUNT OF CHANGE ORDER: **$2,705.03**

DESCRIPTION:

In MEN F111, demolish tile locations indicated per drawing. Start install of full-sized tile to align with control joint to avoid small slivers of tile.

COST BREAKDOWN

Tile, Demo, Material, Labor	$1,550.00
ATO Supervision/Admin	$909.03
ATO Builders P/O (10%)	$246.00
TOTAL	**$2,705.03**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

Since 1885

des moines marble & mantel co.

1507 OHIO STREET • DES MOINES, IOWA 50314 • 515-244-8327 • FAX 515-244-1584

Work Order

Contractor: ATO **Date:** 5/4/21 ~~4/30/21~~

Project: Mid American

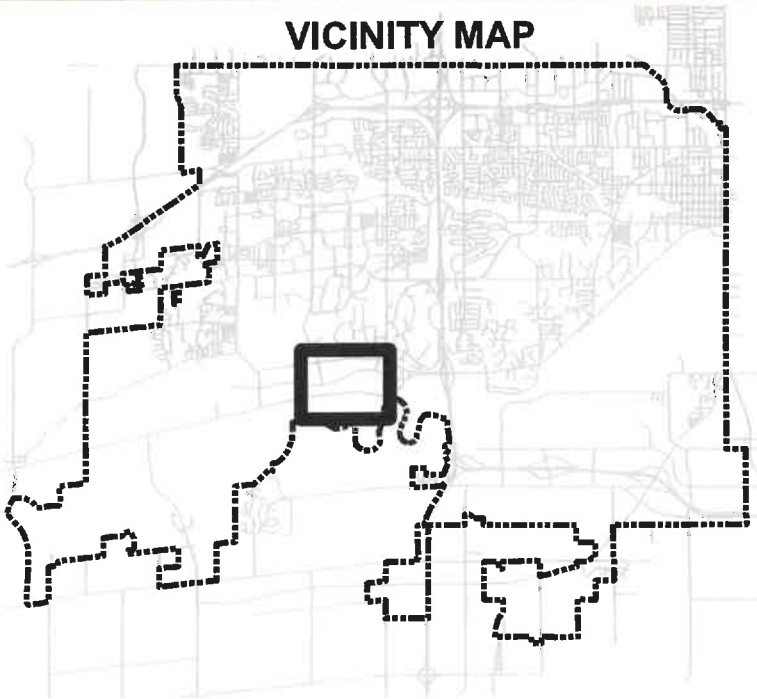
Notes:

Description of Work	Hours
#111 Mens Bathroom - Demo tile walls 12x24	
- Replace tile walls 12x24	
and grout 12 pc tile WALLS 12x24	18 HR
LABOR	
18 hr @ $75.00 = $1,350	
MATERIAL	
24 SF OF TILE @ 5.00 = 120.00	
THIN-SET & GROUT $80.00	
TOTAL $1,550.00	

Contractor's Representative's Signature: pending approval by P.M.

Des Moines Marble's Representative's Signature:

VICINITY MAP



LEGEND

PROJECT LOCATION

N
W E
S

THE CITY OF WEST DES MOINES

PROJECT:

MidAmerican Energy RecPlex

LOCATION: **Exhibit "A"**

DRAWN BY: JPM	DATE: 10/13/2021	PROJECT NUMBER/NAME: 0510-055-2018	SHT. 1 of 1