CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 16, 2022

ITEM:

Motion – Approving Change Order #29
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	November 1, 2021	Fire alarm devices
Change Order #25	$207,839.34	December 6, 2021	Miscellaneous
Change Order #26	$476,629.55	February 7, 2022	Miscellaneous
Change Order #27	$213,673.89	March 21, 22	Miscellaneous
Change Order #28	$426,176.59	April 4, 2022	Miscellaneous
Change Order #29	$82,061.82	Pending	Miscellaneous
Total	**$21,400,996.16**		

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. The Grand Opening of the MidAmerican Energy RecPlex took place on October 3, 2021.

Change Order #29 includes additional costs for finishes in Tenant B space for City use as a Performance Center, cellular/VOIP module for elevator communications, headers at storefront entrances to wood courts, automatic operators at south Fieldhouse entry vestibule, framing for drywall at separation wall between turf and wood courts in Fieldhouse, and floor finishes in break rooms and southwest exit vestibule for main arena. City Staff recommends approval of Change Order #29.

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 #29 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	29	
Date	~~May 2, 2022~~ May 16, 2022	

THE CONTRACT IS CHANGED AS FOLLOWS: The Change Order includes additions for the following work throughout the RecPlex:
- **Finishes in Tenant B space for City use as Performance Center.**
- **Cellular/VOIP module for elevator communications.**
- **Headers at storefront entrances to wood courts.**
- **Automatic operators at south fieldhouse entry vestibule.**
- **Additional framing for drywall at separation wall between turf and wood courts in fieldhouse.**
- **Floor Finishes in break rooms and main arena sw exit vestibule.**

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01AC	Tenant B finishes, elevator communications, wood court storefront headers, door operators at south fieldhouse vestibule, furring at divider wall between turf and wood courts, floor finishes	LS	$82,061.82	1.0	$82,061.82
			TOTAL		$82,061.82

CHANGE ORDER SUMMARY

The Original Contract Sum was	$16,900,000.00
Net Change by previously authorized Change Orders	$4,418,934.34
The Contract Sum prior to This Change Order was	$21,318,934.34
The Contract Sum will be revised by this Change Order in the amount of	$82,061.82
The new Contract Sum including this Change Order will be	**$21,400,996.16**
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)	26.63%
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: 029
Date: ~~May 2, 2022~~ May 16, 2022

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 176 - Add Hat Channel Field HSE Partition: $8,916.00
RCO-202 - Elevator Communications: $3,863.47
RCO-213R - Tenant B Finishes - CCD-011: $18,528.73
RCO-239R - J Fixture Auto Operators - CCD-028: $28,050.44
RCO-246R - City of WDM - Flooring Changes - CCD-053: $13,561.88
RCO-251R - Storefront Headers - CCD-024: $9,141.30

Total: $82,061.82

The original Contract Sum was	$	16,900,000.00
The net change by previously authorized Change Orders	$	4,418,934.34
The Contract Sum prior to this Change Order was	$	21,318,934.34
The Contract Sum will be increased by this Change Order in the amount of	$	82,061.82
The new Contract Sum including this Change Order will be	$	21,400,996.16

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)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
James Moore, Project Manager	Craig Thurston Director of Construction	Brian Hemesath, City Engineer
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
May 2, 2022	5/2/2022	05/04/2022
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA47)

ATO BUILDERS
www.atobuilders.com

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

CHANGE ORDER REQUEST

TITLE:	Add hat-channel to Field House Partition wall to Accommodate Liner Panel	**DATE:**	9/7/2021
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) 176

AMOUNT OF CHANGE ORDER: **$8,916.00**

DESCRIPTION:

Add 7/8" hat-channel to PEMB Partition Wall where furred out with steel stud framing and drywall to accommodate installation of Liner Panel

COST BREAKDOWN

Hat Channel Material	$1,692.00
Hat Channel Installation	$4,244.00
ATO Supervision/Admin	$2,170.00
ATO Builders P/O (10%)	$810.00
TOTAL	**$8,916.00**

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:	CCD 022 - Elevator Communications	**DATE:**	3/31/2022
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 11.000
CHANGE ORDER # (RCO) 202

AMOUNT OF CHANGE ORDER: $3,863.47

DESCRIPTION:

As there are no copper phone lines servicing the building, Kone Elevastor to provide either cellular module or VOIP compatible connection for phone line.

COST BREAKDOWN

Kone Elevator	$1,402.28
ATO Supervision/Admin/Charge for elevator service call	$2,110.19
ATO Builders P/O (10%)	$351.00
TOTAL	**$3,863.47**

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:	CCD 011 - Tenant Space B Finishes	**DATE:**	12/28/2021
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) 213R-1

AMOUNT OF CHANGE ORDER: **$18,528.73**

DESCRIPTION:

1 SHEET A-600 ROOM FINISH SCHEDULE
a. In ROOM FINISH SCHEDULE – ARENAS, CHANGE finishes in TENANT SPACE B A136 as shown on schedule.
b. In MATERIAL FINISH LEGEND, ADD PT-17 as shown on schedule.
c. In MATERIAL FINISH LEGEND, ADD PT-18 as shown on schedule.
2 SHEET A-901 FLOORING PLAN – ARENAS
a. REVISE flooring in TENANT SPACE B A136 as shown on plan.
b. ADD accent paint PT-3 in TENANT SPACE B A136 where shown on plan
c. REVISE RUB-2 extent in DRYLAND/WARM-UP AREA A103 as shown on plan.

COST BREAKDOWN

Painting	$11,661.00
ATO Supervision/Admin/Cleaning	$5,183.73
ATO Builders P/O (10%)	$1,684.00
TOTAL	**$18,528.73**

BY: Craig Thurston Director of Construction
ATO Builders, LLC

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Kearney, NE 68847
844-447-3286

CHANGE ORDER REQUEST

TITLE:	CCD 028 - J Fixtures Automatic Operators	**DATE:**	4/28/2022
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 16.000
CHANGE ORDER # (RCO) 239R-1

AMOUNT OF CHANGE ORDER: **$28,050.44**

DESCRIPTION:

1. **ADD wireless automatic operators and push plates at door F125A (south door leaf) in CW10 and at door F125B (south door leaf) in CW12. At exterior door F125A, ADD concrete pad at corner of stoop and sidewalk and BEA Bollard mounting post (wireless) for push plate.**
2. **ADD electrical connection for door operators and push pads. Circuit doors to 20A/1P breaker in Panel LG.**
3. **ADD (2) 480-volt 20 amp receptacles to the south wall of Resurfacer A135 for Zamboni battery charger. Coordinate exact location with owner. Circuit each receptacle to a separate 20A/3P breaker in Panel HA.**
4. **ADD wireless function at automatic operators/push plates for door C120A and door C120B.**

COST BREAKDOWN

Electrical (See Attached)	$16,604.44
FMI, Inc.	$6,398.00
ATO Supervision/Admin	$2,498.00
ATO Builders P/O (10%)	$2,550.00
TOTAL	**$28,050.44**

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: CCD 053 - Flooring Changes **DATE:** 3/11/2022

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) 246R-1

AMOUNT OF CHANGE ORDER: $13,561.88

DESCRIPTION:

ADD Walk off Carpet (WOCT) to Vestibule A153 and Crossover F114.
ADD Carpet (CPT-TILE) to Event Seasonal/Staff F113.
ADD Carpet (CPT-TILE) to Breakroom F210

COST BREAKDOWN

Flooring - Material & Labor A153, F114, F113	$6,230.00
Flooring - Material & Labor F210	$2,753.00
ATO Admin/Supervision	$3,345.88
ATO Builders P/O (10%)	$1,233.00
TOTAL	**$13,561.88**

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:	CCD 024 - Storefront Headers	**DATE:**	4/29/2022
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) 251R-1

AMOUNT OF CHANGE ORDER: $9,141.30

DESCRIPTION:

A-135 – Enlarged Basketball Courts
REVISE plan 1 adding walls around columns at Aa and 5.9/6.

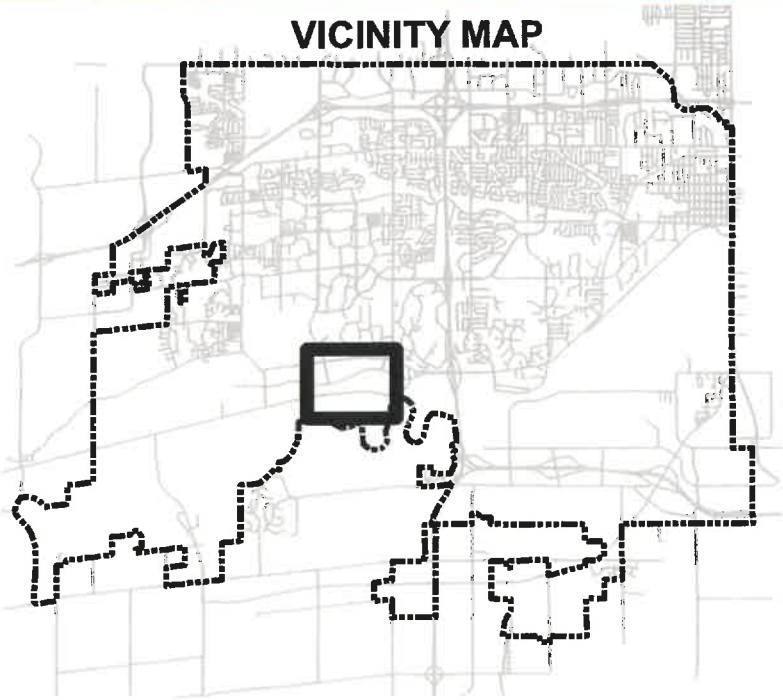
A-401 – Reflected Ceiling Plan – Arenas
REVISE Reflected Ceiling Plan – Arenas plan view
Adding header and soffits at storefront entrances at wood courts.
Adding soffit along west face of east wall of locker area at southeast corner of main arena

COST BREAKDOWN - Revised per meeting with James Shive Hattery 4/27/2022

Framing/Drywall	$2,482.00
Painting	$3,819.00
ATO Supervision/Admin/Cleaning	$2,009.30
ATO Builders P/O (10%)	$831.00
TOTAL	**$9,141.30**

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