CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: January 21, 2020

ITEM:

Motion – Approving Change Order #1
MidAmerican Energy RecPlex – Pre-Engineered Metal Building

FINANCIAL IMPACT:

Contract Summary:

Description	Amount	Date Approved	Remarks
Construction Contract	$7,615,000.00	August 19, 2019	
Change Order #1	$172,164.80	Pending	Extension of Fieldhouse
Total	**$7,787,164.80**		

The costs for this change order item will be paid from account no. 692.400.700.5250.490 with the ultimate funding intended to come from a combination of funds already declared as excess in the Sewer Fund ($1.5 million) and General Obligation bonds backed by Hotel-Motel tax revenue.

BACKGROUND:

The project consists of the engineering, fabrication, and erection of pre-engineered metal buildings for two ice arenas and a fieldhouse that will contain a turf field and wood courts for the MidAmerican Energy RecPlex. This phase of the project is anticipated to be completed by May 17, 2020. The entire RecPlex project is scheduled to be complete in Fall 2020 (project schedule attached).

Grading and utilities for the site are nearly complete. Fabrication and erection of the pre-engineered metal buildings (PEMB) is currently underway. Future phases of this project including paving, site improvements, and interior buildings systems are scheduled to bid in the next few months with construction extending through most of 2020.

Change Order #1 includes additional material costs associated with expanding the building footprint in the southeast corner of the Fieldhouse for tenant space. The change order also includes changes to the framing design to provide better flexibility for moving large items around the facility and improving spectator viewing opportunities. City Staff recommend approval of Change Order #1.

OUTSTANDING ISSUES: None.

RECOMMENDATION:

City Council Adopt:

- Motion Approving Change Order #1 for MidAmerican Energy RecPlex – Pre-Engineered Metal Building.

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	January 13, 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 Pre-Engineered Metal Buildings	
WDM Project File Number	0510-055-2018	
Purchase Order Number	2020-00000229	
Orig. Contract Amount & Date	$7,615,000.00	September 19, 2019
Change Order Number	2	
Date	January 6, 2020	

THE CONTRACT IS CHANGED AS FOLLOWS: This change includes additional management and planning costs associated with expanding the building footprint in the southeast corner of the fieldhouse for tenant space. It also includes changes to the framing design to provide greater flexibility for moving large items around the facility and improving spectator viewing opportunities.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01B	Extension along east side of fieldhouse and change to portal frames	LS	$86,285.80	1.0	$86,285.80
				TOTAL	$86,285.80

CHANGE ORDER SUMMARY	
The Original Contract Sum was	$7,615,000.00
Net Change by previously authorized Change Orders	($3,853,507.00)
The Contract Sum prior to This Change Order was	$3,761,493.00
The Contract Sum will be ~~decreased~~ increased by this Change Order in the amount of	$86,285.80
The new Contract Sum including this Change Order will be	**$3,847,778.80**
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)	-49.47%
The Contract Time will be **changed** by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	

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_____

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: **American Buildings Company**
PO Box 77631
Chicago, IL 60677

Project Title	MidAmerican Energy Company RecPlex Pre-Engineered Metal Buildings	
WDM Project File Number	0510-055-2018	
Purchase Order Number	2020-00000402	
Orig. Contract Amount & Date	$3,853,507.00	December 2, 2019
Change Order Number	1	
Date	January 6, 2020	

THE CONTRACT IS CHANGED AS FOLLOWS: This change includes additional costs of materials associated with expanding the building footprint in the southeast corner of the fieldhouse for tenant space. It also includes changes to the framing design to provide greater flexibility for moving large items around the facility and improving spectator viewing opportunities.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
1.01A	Pre-Engineered Building - Bid Package #2 - Materials for extension along east side of field house and change to portal frames	LS	$85,879.00	1.0	$85,879.00
				TOTAL	$85,879.00

CHANGE ORDER SUMMARY	
The Original Contract Sum was	$3,853,507.00
Net Change by previously authorized Change Orders	$0.00
The Contract Sum prior to This Change Order was	$3,853,507.00
The Contract Sum will be ~~decreased~~ increased by this Change Order in the amount of	$85,879.00
The new Contract Sum including this Change Order will be	**$3,939,386.00**
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)	2.23%
The Contract Time will be changed by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	

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)*
MidAmerican Energy RecPlex
6500 Grand Avenue, West Des Moines
BP #2 - Pre-Engineered Metal Building

CONTRACT INFORMATION:
Contract For: BP #2 (PEMB)
Date: 8/19/19

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: 12/20/19

OWNER: *(Name and address)*
CITY OF WEST DES MOINES
4200 Mills Civic Parkway
West Des Moines, IA 50265

ARCHITECT: *(Name and address)*
LARRISON & ASSOCIATES
2322 E. Kimberly Road, Suite 120-South
Davenport, IA 52807

CONTRACTOR: *(Name and address)*
ATO BUILDERS
201 S 84th Street, Suite H
Lincoln, NE 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.)

COR #1R. Material & installation for extension for Fieldhouse Support.....ADD $ 88,160.00
COR #2R Proposed Miscellaneous changes (additions & deletions).....ADD $ 25,679.50
COR #3 Change X-Bracing to Portal Frames.....ADD $ 58,325.30

Subtotal.....ADD $172,164.80

Contract Allocation:
ATO.....$86,285.80
American Buildings Co.....$85,879.00

The original Contract Sum was	$	7,615,000.00
The net change by previously authorized Change Orders	$	-3,853,507.00
The Contract Sum prior to this Change Order was	$	3,761,493.00
The Contract Sum will be increased by this Change Order in the amount of	$	86,285.80
The new Contract Sum including this Change Order will be	$	3,847,778.80

The Contract Time will be unchanged by Zero (0) days.
The new date of Substantial Completion will be May 17, 2020

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.

Larrison & Associates Architects	ATO Builders	City of West Des Moines
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
Greg Larrison		
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Greg Larrison, AIA, President/CEO	Craig Thurston, Director of Const.	Brian Hemesath, City Engineer
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
12/20/2019	12/20/2019	1.15.20
DATE	**DATE**	**DATE**

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User Notes:
(3B9ADA5B)

MidAmerican Energy RecPlex
Bid Package #2 - PEMB

12/20/2019

PEMB - BP #2
CO #2

1R.	Material & Installation for extension for Fieldhouse support Rev. COR #1	Add	$88,160.00
10/15/19			
2R.	Proposed changes (Additions & Deletions) Revised COR #2	ADD	$25,679.50
11/1/19			
3.	Change X-Bracing to Portal Frames	ADD	$58,325.30
11/1/19			
	Subtotal		$172,164.80

Contract Allocation:
American Buildings Company CO #2 Costs:
Owner direct costs included in Subtotal
COR 1 R.....$14,800.00
COR 2R Add $110,865
Deduct $ 89,630.
Net Add.....$21,235.00
COR 3.....$49,844.00
Total ABC CO #2.....$85,879.00

ATO CO #2 Costs:
COR #1 R.....$73,360.00
COR #2R.....$ 4,444.50
COR #3.....$ 8,481.30
Total ATO CO #2 Costs.....$86,285.80

BP#2
MEMO

COR #1R

ATO BUILDERS

840 S 84th Street Suite F
Lincoln, NE 68510
844-447-3286

www.atobuilders.com

CHANGE ORDER REQUEST

TITLE:	Extention of Field House Support	**DATE:**	10/15/2019
PROJECT:	Mid America Energy Rec Plex (PEMB)	**PROJECT #:**	ATO 19919

TO:	City of West Des Moines 4200 Mills Civic Parkway West Des Moines, IA 50265-0320	**CONTRACT or PO#** **COST CODE** **CHANGE ORDER #**	201 3.000, 13.000 01

AMOUNT OF CHANGE ORDER: ~~$88,408.00~~ $88,160.00

DESCRIPTION: Add for material & installation for the Extention of the Field House Support as indicated in the attached drawings. Includes all necessary items for the complete installation of this work as related to the scope of work

General Conditions	$ 4,900.00
Structural Steel	$ 14,800.00 — IN ABC / OWNER AGREEMENT
Hollow Core Concrete Slabs	$ 46,687.00
Steel/Hollow Core Installation	$ 16,250.00
Deduct for Insulation	$ (2,492.00)
TOTAL	$ ~~80,145.00~~ 80150
ATO Builders P/Q 10%	$ ~~8,263.00~~
TOTAL	$ ~~88,408.00~~ 88,160.00

MUST BE NON 10

CONTRACT ALLOCATION:
ATO 73,360
ABC 14,800

BY: Craig Thurston Director of Construction
ATO Builders, LLC

PEMB COR #2R
BP #2 Revised

ATO BUILDERS

840 S 84th Street Suite F
Lincoln, NE 68510
844-447-3286

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CHANGE ORDER REQUEST

TITLE:	PEMB Additions/Deletions	**DATE:**	11/1/2019
PROJECT:	Mid America Energy Rec Plex (PEMB)	**PROJECT #:**	ATO 19919

TO: City of West Des Moines
2400 mills Civic Parkway
West Des Moines, IA

CONTRACT or PO# 91119
COST CODE 13.000
CHANGE ORDER # ~~001 Revised~~ 2R

AMOUNT OF CHANGE ORDER: $25,679.50

DESCRIPTION: See Attached list of proposed changes with pricing

Proposed Additions	$110,865.00
Proposed Deletions	-$89,630.00
ATO General Conditions	$2,110.00
TOTAL	**$23,345.00**
ATO P/O (10%)	**$2,334.50**
TOTAL	**$25,679.50**

Note: Item 8 of the attached list does not includes any additional foundations required for the proposed portal frames to eliminate the x-bracing as proposed
If this item is accepted an additional cost will be required for the added foundations

Note: Item 15 is included in a separate Request for pricing Change Order. This item is pending approval and is not a part of this Request for Change Order

BY: Craig Thurston Director of Construction
ATO Builders, LLC

BP#2 - PEMB

COR #3

ATO BUILDERS

840 S 84th Street Suite F
Lincoln, NE 68510
844-447-3286

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CHANGE ORDER REQUEST

TITLE:	PEMB Bracing Adds/Deducts	**DATE:**	11/1/2019
PROJECT:	Mid America Energy Rec Plex (PEMB)	**PROJECT #:**	ATO 19919

TO:	City of West Des Moines	**CONTRACT or PO#**	91119
	2400 mills Civic Parkway	**COST CODE**	13.000
	West Des Moines, IA	**CHANGE ORDER #**	~~002~~ COR #3

AMOUNT OF CHANGE ORDER: $58,325.30

DESCRIPTION: See Attached list of proposed changes with pricing

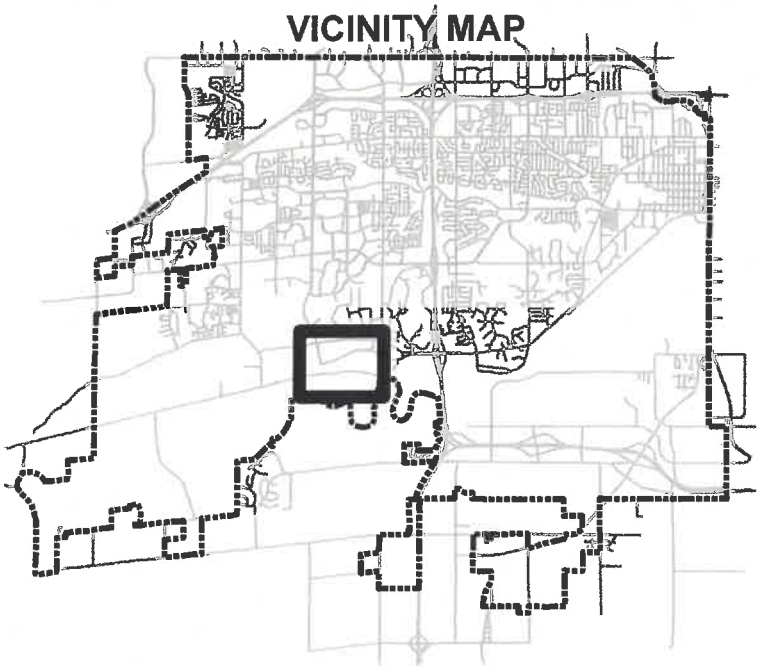
Proposed Additions	$49,844.00
ATO General Conditions	$3,179.00
TOTAL	**$53,023.00**
ATO P/O (10%)	**$5,302.30**
TOTAL	**$58,325.30**

Note: This does not includes any additional foundations required for the proposed portal frames to move or eliminate the x-bracing as proposed If this item is accepted an additional cost will be required for the added foundations

BY: Craig Thurston Director of Construction
ATO Builders, LLC

ATO-RCO

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