


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-033	Meeting:	February 7, 2022
	Agenda Item:	9	Roll Call:	22-153
	Submitted by:	James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Change Order No. 12 with Koester Construction Company, Inc. for additional work on Municipal Service Center – Phase 2, in the amount of \$387,167.

SYNOPSIS:

Recommend approval of Change Order No. 12 in an amount not to exceed \$387,167 with Koester Construction Company, Inc. (Paul Koester, President, 3050 S.E. Enterprise Drive, Suite A, Grimes, Iowa, 50111), for additional work on Municipal Service Center (MSC) – Phase 2.

FISCAL IMPACT:

Amount: \$387,167

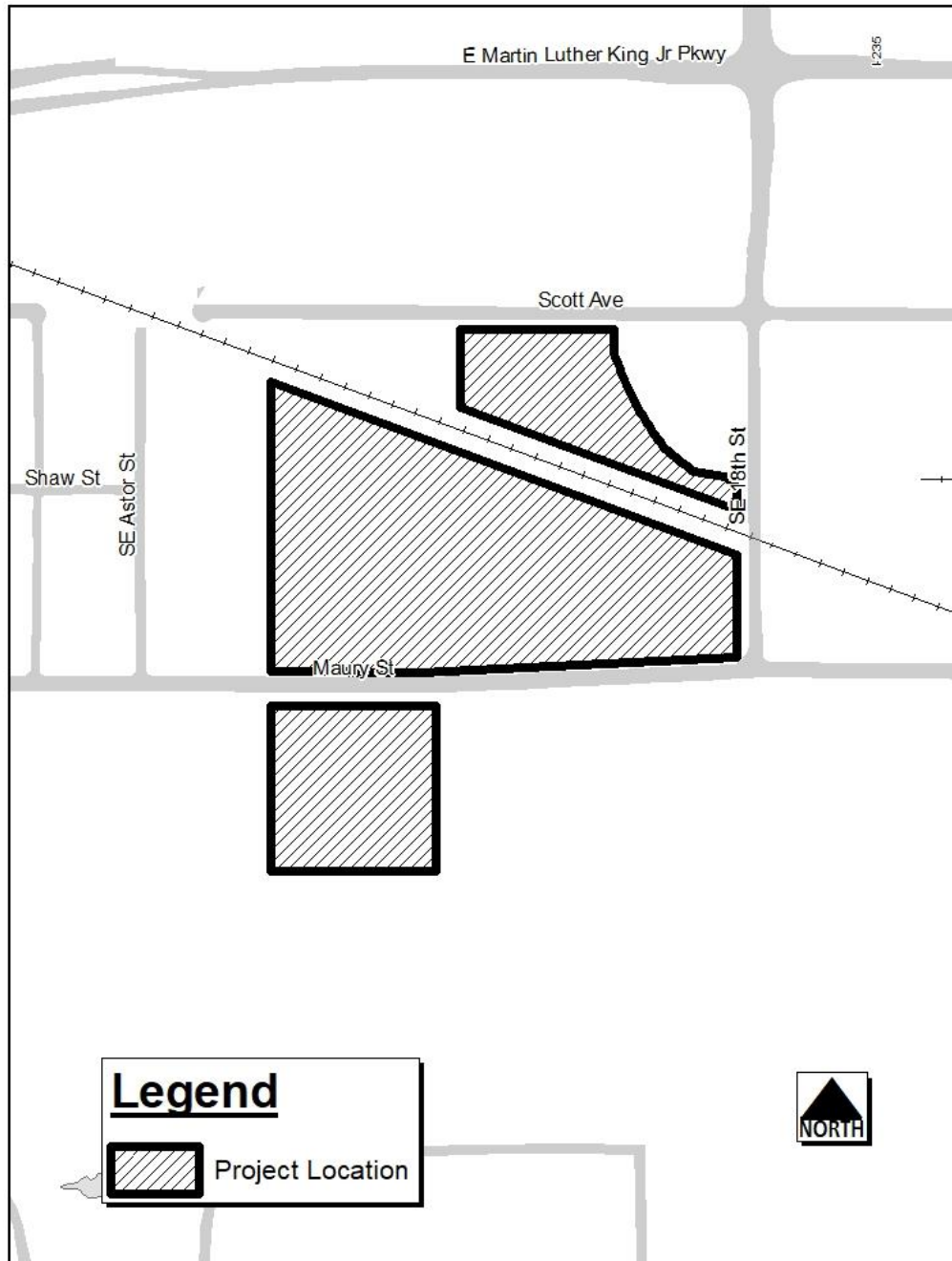
Funding Source: 2021-2022 CIP, Page 53, Municipal Service Center – Phase 2, BL128, G.O. Bonds, Solid Waste Bonds, Sanitary Sewer Fund, and Storm Water Utility Fund.

ADDITIONAL INFORMATION:

- On September 14, 2020, under Roll Call No. 20-1531, the City Council approved plans and specifications for the MSC – Phase 2 Project and designated the lowest responsible bidder as Koester Construction Company, Inc. for \$44,930,979.
- This project provides the construction of an approximately 261,270-square-foot building, which will include the Public Works Department, fleet maintenance, radio maintenance, a fuel pump station, and vehicle wash bay. MSC – Phase 2 will be located on two (2) sites; one (1) location is on 19-acres east of S.E. 15th Street, between Scott Avenue and Maury Street, and the other location is on a 5-acre site south of Maury Street. The project is intended to better serve Des Moines' citizens and realize organization efficiencies by consolidating City services into sustainable facilities that are centrally located. The facility will be submitted for LEED certification.
- Change Order No. 1 for \$32,619, approved by the City Engineer on December 21, 2020, added additional demolition work to the project, including an additional 1.2-acres of clearing and grubbing and removal of railroad tracks west of the proposed wash bay area. These changes did not alter the completion date of the project.

- Change Order No. 2 for \$45,512, approved by the City Engineer on January 11, 2021, added a Fire Command Center to the project. These changes did not alter the completion date of the project.
- Change Order No. 3 for \$45,633, approved by the City Engineer on February 1, 2021, added additional site work, added an emergency elevator communication system at an elevator landing, made revisions to the restrooms, and other revisions as requested by the design team. These changes did not alter the completion date of the project.
- Change Order No. 4 for \$77,699, approved by the City Council by Roll Call Number 21-0357 on March 8, 2021, relocated a proposed sanitary sewer connection, added ionization and filters to all air handling units (additional air purification measures), and repaired a driveway to the west access to S.E. 15th Court. These changes did not alter the completion date of the project.
- Change Order No. 5 for \$44,665.00, approved by the City Engineer on April 12, 2021, revised routing of ductwork for areas A & B, added area B tieback steel, added lintel to overhead doors, added C-channel for hollow core support, added increased size structural steel, added structural steel to room 1121, and added debris removal and additional pipe bedding to the south parking lot. These changes did not alter the completion date of the project.
- Change Order No. 6 for \$47,474.00, approved by the City Engineer on June 21, 2021, revised T-2 Ceramic Tile, added custom color to wash bay louver, added power modifications to overhead doors at 23 locations, added ductwork modifications for structure coordination, added structural steel to windows with south elevation, added larger size loading dock bumpers, and provided a credit for change in the model of overhead coiling doors. These changes did not alter the completion date of the project.
- Change Order No. 7 for \$643,250.02, approved by the City Council by Roll Call Number 21-1315 on August 23, 2021, added two (2) vehicle lifts, added two (2) vertical storage units, added a wash bay vapor barrier, added bollards to protect the gas meter and fire hydrants, added site camera rough-ins, made revisions to the sand/oil interceptor, deleted BACnet for destratification fans, made revisions to duct work, added hardware changes to door 3003, added screen wall column extensions, added roof frame plates to skylights in finished areas, changed the ground ring wire size to 3/0, added additional footings in area B, added additional piping and access panels to HVAC system, and added additional access controls to doors. These changes did not alter the completion date of the project.
- Change Order No. 8 for \$48,366, approved by the City Engineer on September 10, 2021, added power requirements to equipment, added roof deck flute inserts, added framing to support skylights, added elevator deck bearing steel, and added CMU walls for length of electrical panels. These changes did not alter the completion date of the project.
- Change Order No. 9 for \$49,669, approved by the City Engineer on October 11, 2021, provided for future primary electrical conduits on the northwest corner of the building, added electrical outlets to two (2) post vehicle lifts, increased the water pipe size, and changed door hardware to doors 1131.1 and 2140. These changes did not alter the completion date of the project.

- Change Order No. 10 for \$362,668, approved by the City Council by Roll Call Number 21-1795 on December 6, 2021, increased an electrical chase, added additional conduits to the roof, added Area B transformer platforms, made plumbing revisions, added concrete bases to five (5) power zone panels, added a supply grill at IU-129, revised skylight penetration covers, added two (2) door frames, added painted decking for areas A and B, made overhead door changes, deleted the south parking lot fence (east side), and added structural support at Area F hollow core. Change Order No. 10 added an additional 30 days to the contract completion, making the new contract completion date to be June 30, 2022.
- Change Order No. 11 for \$49,986, approved by the City Engineer on December 21, 2021, added DP-PV disconnect at transformer, added roller shade modifications, added data connection to office 1100, added power to water cooler next to welding shop area B, and added a jib crane at generator. These changes did not alter the completion date of the project.
- Change Order No. 12 will add power to doors V1000.2 and V100.4 (doors to a vestibule on the south side of the building to be automatic), upsize the waste oil tank from 240-gallon to 500-gallon size, make plumbing and electrical revisions, add technology outlets, make power revisions, make EJ Ward fuel management system changes to fuel island and Area E, add precast panel grouting of all lifting eyes that will be painted, change single point power feeds to air handlers 1-8, add data jacks to rooms 1104 and 1106 (Area D – administrative and technology), add additional structural steel for curtain wall in Area D, add plug to abandoned storm at S.E. 15th Street, remove old buried car parts found during new fiber optics installation, make electrical changes to Weld Shop in Area B, revise refrigerant piping route in Areas C and D, add break metal drip cap to south wall in Area F, and relocate fire hydrant and fence in the west parking lot. These changes will not alter the completion date of the project.
- The majority of work included in Change Order No 12 are City requested changes that add work to the construction, but provide improved functionality to the completed project. The changes to underground utilities result in less infrastructure under pavement for future maintenance access.
- The project is approximately 80% complete. While there are no large change orders foreseen at this point in the project, there will be miscellaneous additions required to complete construction. The majority of these changes are City requested items that add to the functionality of the project and help meet other City initiatives. One example of such is the addition of fueling dispensers that will enable the City to utilize B100 fuel.



PREVIOUS COUNCIL ACTION(S):

Date: December 6, 2021

Roll Call Number: [21-1795](#)

Action: [Approving](#) Change Order No. 10 with Koester Construction Co., Inc. for additional work on Municipal Service Center - Phase 2, in the amount of \$362,668. ([Council Communication No. 21-519](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Change orders as noted above, accepting completed construction and approving final payment on public improvement construction contracts.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.