


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	22-200	Meeting:	May 9, 2022
	Agenda Item:	10	Roll Call:	22-0671
	Submitted by:	James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Change Order No. 15 with Koester Construction Company, Inc. for additional work on Municipal Service Center – Phase 2, in the amount of \$273,116.

SYNOPSIS:

Recommend approval of Change Order No. 15 in an amount not to exceed \$273,116 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: \$273,116

Funding Source: 2022-2023 CIP, Page 55, Municipal Service Center – Phase 2, BL128, G.O. Bonds, Solid Waste Bonds, Sanitary Sewer Fund, and Storm Water Utility Fund.

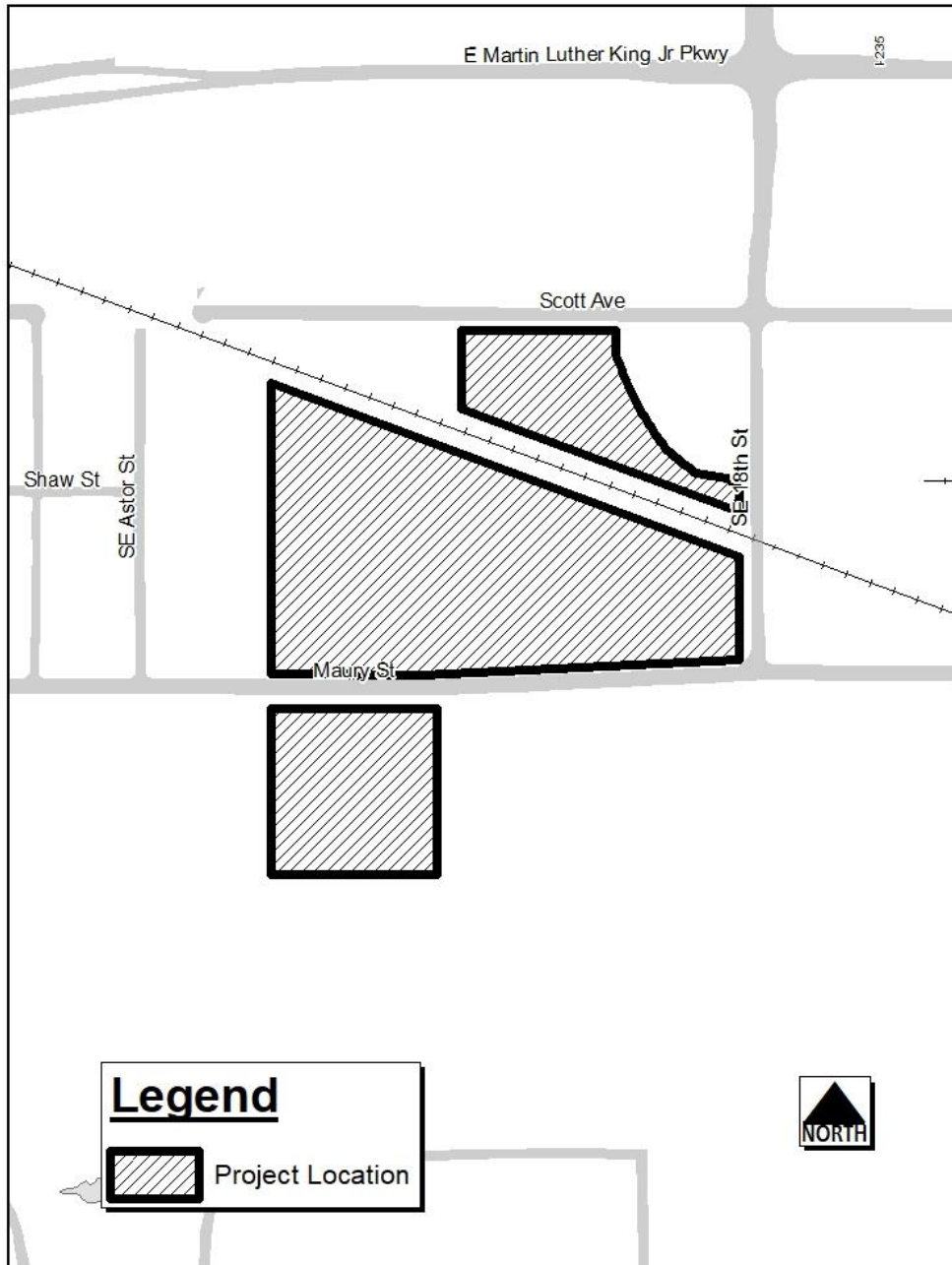
ADDITIONAL INFORMATION:

- 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 approximate 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, 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, 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 for \$387,167, approved by the City Council by Roll Call Number 22-0153, added power to doors V1000.2 and V100.4 (doors to a vestibule on the south side of the building to be automatic), upsized the waste oil tank from 240-gallon to 500 gallon size, made plumbing and electrical revisions, added technology outlets, made power revisions, made EJ Ward fuel management system changes to fuel island and Area E, added precast panel grouting of all lifting eyes that will be painted, changed single point power feeds to air handlers 1-8, added data jacks to rooms 1104 and 1106 (Area D – administrative and technology), added additional structural steel for curtain wall in Area D, added plug to abandoned storm at S.E. 15th Street, removed old buried car parts found during new fiber optics installation, made electrical changes to Weld Shop in Area B, revised refrigerant piping route in Areas C and D, added break metal drip cap to south wall in Area F, and relocated fire hydrant and fence in the west parking lot. These changes did not alter the completion date of the project.
- Change Order No. 13 for \$49,522, approved by the City Engineer on February 10, 2022, added structural steel for the interior curtainwall, raised existing manhole lid to match new sidewalk, added removal of an underground storage tank and debris in Area F discovered during construction to be in conflict with proposed electrical underground work, made adjustments to the storefront jamb, added drywall furring for a column wall, changing door 2352 to a double door, added crane remote controls, relocated skylights in Area E, added conduit for CenturyLink, and added cost to lower ceilings in restrooms 2150 and 2152 for duct clearances. These changes did not alter the completion date of the project.
- Change Order No. 14 for \$282,805, approved by the City Council by Roll Call Number 22-0396 on March 21, 2022, included the following changes to the construction contract:
 - Added bioswales to the stormwater detention basins to increase stormwater infiltration.
 - Added cold weather concreting work necessary for concrete paving during winter months.
 - Added 47 markerboards for offices and conference rooms.
 - Added a fuel dispenser (B100) to the fuel island.
 - Added an open office security desk.
 - Rerouted storm piping in Area B due to conflicts with the crane rail beams.
 - Added two (2) electrical circuits for generator systems (GCC-1) in accordance with the manufacturer submittals.
 - Added a duplex weatherproof receptacle to the loading dock.

- Added electrical circuit revisions for the tire and parts carousels in accordance with the manufacturer submittals.
- Added a paging system to Area B.
- Added miscellaneous internal building revisions including:
 - Revisions to Room 2141 wall to accommodate an owner provided monitor screen to be mounted to the wall.
 - Adding an exit sign to door H1002.3.
 - Adding a closure plate to the Area D curtain wall.
 - Adding drywall at stairs S2 & S3.
 - Revisions to technology drops per Architect's Supplemental Instruction (ASI) #37.
 - Electrical modifications as per ASI #047R.
- Change Order No. 15 for \$273,116, includes the following changes to the construction contract:
 - Adds higher capacity breakers to CRU-1, 2, and 3.
 - Adds gypsum ceiling infill at vestibule 1401 at curtain wall connection.
 - Adds coiling grill bulkhead, details over parts counter.
 - Adds additional drywall ceiling. Ceiling height changed in four (4) areas to include lighting adjustments.
 - Adds higher capacity breaker and disconnect to crane.
 - Adds additional structural steel at three (3) connections on fuel island canopy.
 - Adds wider office blinds throughout the building.
 - Adds paint canopy decking Area D exterior at curtain wall.
 - Adds insulation to loading dock deck.
 - Adds handhole for media service providers CenturyLink and Mediacom.
 - Adds structural steel changes RFI 420 and 421 to stair risers.
 - Adds winter protection at Area E due to Covid-related delivery delays.
 - Adds curb waterproofing at curtain wall on south side.
 - Adds window opening flashing to cover blocking (detail changes).
 - Adds fire alarm mounting and moved to a different wall.
 - Adds structural steel to missing detail MP-3 (adds detail).
 - Adds refrigeration piping to men's locker room, PVC jacket added.
 - Adds allowance for additional items such as dry sprinkler system, flag pole and monument, furniture connections, data additions, etc.
- The project is approximately 87% complete. At this time, no additional change orders are anticipated with the exception of a final change order to account for final item adjustments. Additionally, the completion of space for a new mosquito lab that was noted to be forthcoming in the Council Communication for Change Order No. 14 will no longer be needed as the mosquito testing services are now planned to be contracted to an outside lab.



PREVIOUS COUNCIL ACTION(S):

Date: March 21, 2022

Roll Call Number: [22-0396](#)

Action: [Approving](#) Change Order No. 14 with Koester Construction Company, Inc. for additional work on Municipal Service Center - Phase 2, in the amount of \$282,805. ([Council Communication No. 22-143](#)) Moved by Boesen to adopt. Second by Gatto. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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.