

**OFFICE OF THE CITY MANAGER
DES MOINES, IOWA**

**CITY COUNCIL COMMUNICATION 96-288
JULY 15, 1996 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
JOHN R. GRUBB COMMUNITY YMCA CHANGE ORDER NO. 3	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD E. SMITH CITY ENGINEER

SYNOPSIS —

This change order has been negotiated with Neumann Bros., Inc. for additional work in conjunction with the John R. Grubb Community YMCA.

FISCAL IMPACT —

The YMCA of Greater Des Moines will reimburse the City of Des Moines for all costs for this change order.

RECOMMENDATION —

Approval of Change Order No. 3 with Neumann Bros., Inc.

BACKGROUND —

On November 14, 1995, the City of Des Moines took bids for an addition to the existing Model Cities Community Center Building, as well as remodeling of the existing building, to be used as the John R. Grubb Community YMCA. Bids on this project totaled \$2,196,000, which was 19.4 percent below the construction estimate. Because of the exceptionally good bids received on this project, the YMCA is now desirous of adding additional work which was deleted from the base contract to keep this project within budget.

Additional work covered by this change order includes such things as adding a hot water recirculating system to the new building, replacing a rusted metal door frame, keying revisions adding new push button locks to locker room doors, upgrading the look of the south elevation of the existing building, adding sensor-operated flush valves in the new restrooms, and replacing four existing condensing units.

The remaining work covered by this change order includes such things required to resolve unexpected problems such as adding fire dampers, revising water heater flue, combustion air ducts and air supply, replacing unsuitable soil under the pool slab, and extending the electrical feed to transformer.

All construction costs for this additional work would be reimbursed 100 percent by the YMCA.