

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

**CITY COUNCIL COMMUNICATION 97-469
SEPTEMBER 22, 1997 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
INTERMODAL TRANSPORTATION FACILITY, CHANGE ORDER NO. 1	◆ RESOLUTION ORDINANCE RECEIVE/FILE	HAROLD SMITH CITY ENGINEER

SYNOPSIS —

A change order in the amount of \$85,371 has been negotiated with Taylor Ball L.C., Iowa Division, for additional work in conjunction with the Intermodal Transportation Facility project. This change order will provide compensation to the contractor for additional work for removal of buried building foundations and building debris uncovered during excavation for the project. In addition, the contractor would also be compensated for additional work associated with the brick storage vaults constructed by the old brewery originally on this site.

FISCAL IMPACT —

Sixty-nine percent of this project will be reimbursed through Federal grants from the Federal Transit Administration (FTA), and 31 percent will be local share funding provided through a loan agreement with Polk County.

RECOMMENDATION —

Approval of Change Order No. 1 with Taylor Ball L.C., Iowa Division.

BACKGROUND —

During excavation of the site for the Intermodal Transportation Facility, several old building foundations were uncovered, as well as one large area which had a considerable amount of building debris. The building debris was apparently from a building which had been demolished on-site with the debris pushed into the basement area of the building and then covered over with about three feet of dirt. The soil borings originally taken on this site had been taken at other locations, and the City had no previous knowledge of these foundations or this building debris. Section 4-5.2, Latent or Subsurface Conditions, of the Standard Specifications allows the contractor to request compensation for subsurface conditions differing materially from those indicated in the contract or on the plans. This change order is necessary to compensate the contractor for additional work since these footings or building debris were not anticipated at the site and were not shown on the plans. To provide for structural integrity of the site, it is necessary to remove these items from the site and replace with engineered soil.

In addition to the building debris on the site, the old brewery vault (which was shown on the plans) was found to be backfilled with various materials, including cinders and brickbats. A geotechnical engineer for this project determined that this material would not be suitable under the proposed structure and recommended that this old fill material be removed and replaced with engineered soil.

To keep this project on schedule, the contractor was told to proceed with the removal of the debris and poor fill material around the brewery vault. The contractor was told to proceed on a time and materials basis since the extent of the poor material was not known. The contractor has now completed his work, and the total cost for equipment and materials necessary for this additional work has been compiled. The total cost for this force account work is \$85,371, of which 69 percent is eligible for Federal reimbursement through the FTA grant on this project. The remainder will be funded through a loan agreement with Polk County which is to be repaid by funds from the municipal parking systems and TIF.