



**CITY COUNCIL
COMMUNICATION:**

ITEM _____

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

99-277

SYNOPSIS -

AGENDA:

JUNE 21, 1999

SUBJECT:

POLICE STATION
REMODELING -
1998/1999 - CHANGE
ORDER NO. 3

TYPE:

RESOLUTION
ORDINANCE
RECEIVE/FILE

SUBMITTED BY:

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CITY ENGINEER

Change Order No. 3 for Bergstrom Construction, Inc. (Martin Gorgas, President, 1719 Hull Avenue, Des Moines, IA, 50313) for additional work in conjunction with the Police Station Remodeling - 1998/1999 contract. This change order provides for adjusting the jail cell work allowance and for adding individually controlled heat pumps to two rooms.

FISCAL IMPACT -

The change order is for \$27,027. Funding for this project is provided in the Fiscal Year (FY) 2000 Capital Improvements Program (CIP) budget for Police Station Remodeling. The jail cell work is very specialized in nature, and the general contractor has indicated that they cannot complete this work themselves within the revised cost of \$52,628 provided by Pauly Jail Building Co., Inc., the new company providing this jail cell renovation. The original allowance for the jail cell renovations was \$40,100 resulting in an increase of \$12,528 to do this work.

The additional heat pumps account for the remaining \$14,499 in the change order. This change order increases the new contract amount to \$523,188 which is still within budget for this project.

RECOMMENDATION -

Approval.

BACKGROUND -

At the time the Police Station Remodeling FY98/99 contract was bid, an allowance for jail work was included. An allowance

is a dollar amount for a specific type of work provided in the specifications for all general contractors to include in their bid. Allowances are commonly used for various reasons, some of which include: items which have not been selected at the time of bidding (usually items such as carpet, signage, etc.), and specialized work provided by limited vendors that is difficult to describe or is highly technical in terms of features/options (items such as parking control, jail work, etc.). Crowell Correctional Corporation had provided a cost for specialized work on the jail cells. This dollar amount was included in the original documents as an allowance. Since the time of the original bid on this project, Crowell Correctional Corporation has been sold to a new company that will not honor the previous cost allowance.

Also included in the change order is the addition of two individually controlled heat pumps to Rooms 106 and 107 which were requested by the Police Department. The controlled heat pumps will allow these two rooms to be individually controlled in lieu of being controlled by a master thermostat.