



**CITY COUNCIL  
COMMUNICATION:**

**ITEM \_\_\_\_\_**

**02-191**

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

**AGENDA:**

**SYNOPSIS -**

APRIL 8, 2002

A change order in the amount of \$21,931.50 has been prepared with L.A. Company (Linda Wicker, Owner, 1266 Adams Street, Des Moines, IA, 50320-9507) on the 1201 Walnut Street (former 3E Building) demolition project. This change order is for removal at the \$18.75 per cubic yard contract cost of additional building rubble that was discovered during the demolition of the building.

**SUBJECT:**

**FISCAL IMPACT -**

1201 WALNUT  
STREET  
DEMOLITION -  
CHANGE ORDER NO.  
2

Funding for this project in the amount of \$21,931.50 is available in Index Code 655944, Account 543080, Fund CP065, Organization CMO990000, Project URR059 - Allied Gateway Project.

**TYPE:**

**RECOMMENDATION -**

RESOLUTION  
ORDINANCE  
RECEIVE/FILE

**Approval.**

**SUBMITTED BY:**

**BACKGROUND -**

JEB E. BREWER, P.E.  
CITY ENGINEER

Engineering Department staff anticipated that there may be buried building rubble under the parking lots both east and west of 1212 Locust Street which was part of the former 3E facility. 1947 aerial photographs showed that one- and two-story buildings once stood in these parking lot locations. Based upon the soil borings, staff included an estimated 4,100 cubic yards of rubble removal and replacement with compacted soil in the contract which L.A. Company bid at \$18.75 per cubic yard. The contract stated that if additional rubble was discovered, it shall be removed and replaced at the contract cost per cubic yard (\$18.75) and actual quantities shall be based upon field measurements of the rubble removal limits. The City of Des Moines received a favorable bid from L.A. Company for this rubble removal of \$18.75. Four bids were received on this demolition project, and the bids for rubble removal ranged from

\$18.75 to \$99 per cubic yard with the average of \$68.57.

During the removal of this buried rubble, it became apparent that actual conditions were different than estimated, and the borings were not representative of the rubble that must be removed. The contractor continued to remove rubble and exposed rubble areas to identify the actual field conditions and rubble removal limits. Based upon these measurements, staff estimated the additional removal quantities could exceed 5,000 cubic yards. On December 17, 2001, by Roll Call No. 01-3644, the City Council approved Change Order No. 1 for removal of approximately 5,333 cubic yards with a cost not to exceed \$100,000.

When the ground floor concrete floor slabs of the former 3E buildings along Walnut Street from 12th to 13th Streets were removed, the contractor discovered 13 different areas of building rubble varying in size from 10' x 10' to 27' x 40' and depth ranging from 3' to 12'. The contractor has removed approximately 2,230 cubic yards of additional rubble in these areas, and backfilled and compacted the areas with soil in accordance with the City's development agreement with Allied. This work was done this winter, and due to uncertain weather conditions, the contractor had to complete the work quickly, as delay would have allowed frost to enter the soil and subgrade hindering compaction. This removal and replacement was done at the contract bid price of \$18.75 per cubic yard. This Change Order No. 2 adjusts the quantity for "removal of additional buried building rubble" included in the contract and Change Order No. 1 to the actual final quantity removed, thereby adding 1,169.68 cubic yards at a cost of \$18.75 per cubic yards for a final cost of \$21,931.50.

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