



Agenda Item:

13

COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 1/23/06
Agenda Item Type: Resolution

Communication No.: 06-036
Roll Call No.:

Submitted by: Jeb E. Brewer, P.E., City Engineer
Donald M. Tripp, Park and Recreation Director

SUBJECT—

Approving Change Order No. 1 with Larson and Larson Construction, LLC for additional work on the Principal Park Stadium Improvements project, not to exceed \$322,515.

SYNOPSIS—

Change Order No. 1 in an amount not to exceed \$322,515 has been negotiated with Larson and Larson Construction LLC (Jeffrey C. Larson, President, Urbandale, IA), for construction of additional restrooms and storage area and adjustments to replacement seating.

FISCAL IMPACT—

Funding for this change order is available in the Capital Improvements Program, Fund CP040, Organization PKS990000, Project PKS132, Activity ID 11-2005-002, Principal Park. All costs for this change order to be paid by City of Des Moines.

RECOMMENDATION—

Approval.

BACKGROUND—

Since this construction contract has been awarded, additional funds have been received that allow additional project scope and improvements to the stadium. Additional funding has included reprogramming \$1.5 million of City funds from Riverwalk and a Community Attraction and Tourism Grant from the State for \$950,000. The project budget has not changed. The City's contribution to the project remains at \$2.5 million.

This change order includes the following components:

- Construction of restrooms and storage area under the new seating grandstand along right field. The restrooms are being added to better serve stadium customers in the right field area, including the new grandstand seating and the deck above the maintenance area. The original plans did not include

providing a concrete floor or finished area suitable for storage. This change will include finishing the area for storage purposes. The cost of the restrooms and storage area described is \$257,060. This additional work will be complete by May 15, 2006.

- Increase in the number of replacement seats based on seat inventory, provide replacement of suite seating, and add cup holders throughout seating area. The project seating manifest did not include all the stadium seats being replaced. Cup holders are being added as a project amenity. The cost of these additional items is \$65,455.

City staff has continued to work with HOK and Larson and Larson to provide a water feature that fits within the project budget and meets the expectations of the City, Iowa Cubs and the Vision Iowa Community Attraction and Tourism application. Once the design of the water feature is complete, a change order will be negotiated with the contractor to delete the base fountain plaza and construct the enhanced water feature. The change order will be presented to the City Council for consideration at that time.