



**Council
Communication**
Office of the City Manager

Date

July 10, 2006

Agenda Item No. 9B
Roll Call No. 06-
Communication No. 06-416
Submitted by: Jeb E. Brewer, P.E.
City Engineer

AGENDA HEADING:

Approving Change Order No. 3 with Cramer & Associates, Inc., for additional work on the 5th & Keo Parking Garage Rehabilitation – Phase 1 project for a total not to exceed \$68,781.

SYNOPSIS:

Recommend approval of Change Order No. 3 in an amount not to exceed \$68,781 with Cramer & Associates, Inc. (Robert Cramer, President/CAO, 990 N.E. 44th Avenue, Des Moines, Iowa, 50313) for replacement lighting and electrical work as well as sandblasting and painting of structural steel on Levels 1 through 3 of the north end of the facility.

FISCAL IMPACT:

Amount: \$68,781

Funding Source: 2006-07 CIP, Page PKG-6, Parking Facility Maintenance Program, PKG016, Parking Funds.

ADDITIONAL INFORMATION:

The construction contract for the 5th & Keo Parking Garage Rehabilitation – Phase 1 project was awarded to Cramer & Associates, Inc., on August 22, 2005 in the amount of \$1,181,935.

During the concrete removal process for the rehabilitation of the parking garage floor slab, the contractor discovered severe deterioration of the lighting conduct and wiring. Though the lighting system is scheduled for replacement within the next few years, an evaluation by a lighting/electrical consultant determined that it would be less costly to make the permanent repairs now instead of making temporary repairs now and waiting for the scheduled permanent repair.

Cramer & Associates, Inc. received three quotes for the total replacement of the lighting system. Biermann Electric Co., Inc. (512 Elm Street , Des Moines, Iowa 50309) submitted the lowest quote in the amount of \$59,431, which is reflected in this change order.

As part of the rehabilitation project, repairs to existing fireproofing are required. In removing portions of fireproofing, it has been discovered that the underlying structural steel columns are corroded. They require sandblasting and painting at an additional cost of \$9,350 before the fireproofing can be replaced.

PREVIOUS COUNCIL ACTION(S):

Date: August 22, 2005

Roll Call Number: 05-2100

Action: On the 5th and Keo Parking Garage Rehabilitation: (A) Approving contract and bond and permission to sublet. Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

Date:

Roll Call Number:

Action:

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal Council actions on construction contracts.