



**Council
Communication**
Office of the City Manager

Date July 28, 2008

Agenda Item No. 8
Roll Call No. 08-
Communication No. 08-461
Submitted by: **Jeb E. Brewer, P.E.**
City Engineer

AGENDA HEADING:

Approving Change Order Nos. 1 and 2 with Stroh Corporation for additional work on the Police Station Emergency Generator for a total not to exceed \$100,499.

SYNOPSIS:

Recommend approval of Change Order No. 1 in the amount of \$68,740 and Change Order No. 2 in the amount of \$31,759, with the total amount not to exceed \$100,499 with Stroh Corporation, Kelly Reames, Executive Vice President, 5000 Park Avenue, Des Moines, Iowa, 50321, for additional work on the Police Station Emergency Generator.

FISCAL IMPACT:

Amount: \$100,499

Funding Source: 2008-2009 CIP, Page Building-18, Police Station Remodeling, BLD062, G. O. Bonds

ADDITIONAL INFORMATION:

The existing Police Station emergency generator has been in service for a number of years and has recently experienced some mechanical problems. The emergency generator only provides about 25% of the total electrical power needed to operate the building. It provides emergency power for the Communications Center, Information/Records area, critical computer equipment, hallway, stairwells, elevators, and limited portions of some offices. It does not have adequate capacity to operate the HVAC systems. If there were an extended power outage, public safety operations could not continue in the Police Station due to the lack of heating and cooling, and would need to be relocated to other facilities.

On December 17, 2007, under Roll Call No. 07-2421, the City Council approved a contract with Stroh Corporation for the Police Station Emergency Generator project. The proposed location of the new generator is directly below two windows in the dispatch area. Police Department staff is concerned that the noise created by the generator may impair the dispatchers' ability to communicate. Moving the generator thirty feet to the east puts the generator below unoccupied areas of the Police Station and away from critical operation areas. Change Order No. 1 will include all work to move the generator 30 feet including extending six generator feeds, one branch circuit and additional bollards to protect the generator.

The contractor informed the City that MidAmerican Energy found the existing transformer pad was tipped and could not remain in place as planned. Due to environmental concerns, MidAmerican Energy also has adopted new requirements for transformer pads, including that the pad should be able to contain the transformer fluid in the event of a leak. MidAmerican Energy is requiring the City to construct a new pad before they will do further work on the project. Change Order No. 2 will include disconnecting and

salvaging the existing transformer, constructing the new pad with a containment trench, setting the transformer back in place and reconnecting the high voltage side, and connecting the new switchgear in the basement. The change order includes \$8,000 as contingency for additional rental time for the temporary generator. A temporary generator is included in the base contract but may need to be used longer in the event that the transformer pad replacement cannot be accomplished in the time scheduled for the equipment switch over.

PREVIOUS COUNCIL ACTION(S):

Date: December 17, 2007

Roll Call Number: [07-2420](#)

Action: [On](#) Police Station Emergency Generator: Resolution approving plans, specifications, form of contract documents, Engineer's Estimate and designating lowest responsible bidder as Stroh Corporation, (Patrick J. Miller, President/CEO), \$441,000. ([Council Communication No. 07-747](#)) Moved by Coleman to adopt. Motion Carried 5-2. Absent: Cownie and Meyer.

Date: December 17, 2007

Roll Call Number: [07-2421](#)

Action: [Approving](#) contract and bond and permission to sublet. Moved by Coleman to adopt. Motion Carried 5-2. Absent: Cownie and Meyer.

Date: July 9, 2007

Roll Call Number: [07-1250](#)

Action: Approving Professional Services Agreement for the following: (A) [Design](#) and construction phase services for Police Station Emergency Generator, Durrant Group, Inc., not to exceed \$55,000. ([Council Communication No. 07-398](#)) Moved by Hensley to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Normal Council actions on construction contracts.

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