

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 23, 2010
	Agenda Item No. 8 Roll Call No. <u>10-1358</u> Communication No. <u>10-531</u> Submitted by: Jeb E. Brewer, P.E. City Engineer

AGENDA HEADING:

Approving funding for Change Order No. 3 with Rochon Corporation of Iowa, Inc., for revised work on the Franklin Ave. Library Expansion for a total not to exceed \$31,590.24, and recommend that the Library Board approve Change Order No. 3.

SYNOPSIS:

Recommend approval of funding for Change Order No. 3 in an amount not to exceed \$31,590.24 for the relocation of the evacuated tube (ET) solar panels and photovoltaic (PV) panels with Rochon Corporation of Iowa, Inc., Matt Stence, President, 3401 106th Circle, Urbandale, IA 50322, and recommend that the Library Board approve Change Order No. 3.

FISCAL IMPACT:

Amount: \$31,590.24

Funding Source: 2010-2011 CIP, Page Library – 5, Franklin Avenue Library Expansion, LIB051. City Funds. This change order will increase the City’s proportionate share of the Franklin Avenue Library project by \$31,590.24 (over those funds provided by the Library Foundation), but is not anticipated to increase the City’s overall commitment to the project, as there is a current project contingency of over \$900,000.

ADDITIONAL INFORMATION:

The contract for the construction of the Franklin Ave. Library Expansion was awarded by the Library Board to Rochon Corporation of Iowa, in the amount of \$5,135,300.00, to construct the two additions and renovate the existing building.

Change Order No. 3 compensates the contractor for changing the model of PV panels to a higher power output, more expensive system, and relocating the PV and ET panels farther to the north.

The higher power output per PV panel will allow for a reduction in the total number of PV panels required to provide the same amount of power. By having fewer PV panels, the ET panels can be relocated farther north on the roof, thereby reducing the impact on the panels due to shading caused by leaving existing trees on the south edge of the property.

It is anticipated by the mechanical engineering consultant that the evacuated tube panels may provide 80% or more of the energy required to heat the building in the winter thus reducing the use of the boilers. Moving the ET panels out of the shaded portion of the roof will increase the energy output of the panels. This will decrease the use of the boilers which will decrease energy costs for the Library and reduce greenhouse gas emissions as the energy to run the boilers is primarily from coal-fired power plants.

The details of the panel relocations are documented in four revised plan sheets (Plan File No. 485-071, 485-072, 485-087 and 485-088).

PREVIOUS COUNCIL ACTION(S):

Date: March 8, 2010

Roll Call No.: [10-384](#)

Action: [From](#) C. J. Stephens, 4900 Woodland, to speak regarding removal of healthy trees on Franklin Avenue Library site. Moved by Moore to receive and file comments, and allow staff to move ahead with the building as currently designed, and review any shading issues after completion of the building. Motion Carried 7-0.

Date: February 22, 2010

Roll Call No.: [10-324](#)

Action: [I-Jobs](#) Grant Contract with the Iowa Finance Authority (IFA) for \$2,200,000 for the Franklin Avenue Library Expansion. ([Council Communication No. 10-097](#)) Moved by Griess to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Date: March 23, 2010

Roll Call No.: LB10-97

Action: Approval of Contract and Bond and Permission to Sublet on Franklin Avenue Library Expansion \$5,135,300.00. Thorsen moved to approve Library Board Resolution Number 10-97. Techau seconded the motion. All voted in favor in a roll call vote.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Normal actions for award of the construction contract for the work.

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