 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	November 9, 2015
	<b>Agenda Item No.</b>	<b>12</b>
	<b>Roll Call No.</b>	<b><u>15-1850</u></b>
	<b>Communication No.</b>	<b><u>15-598</u></b>
	<b>Submitted by:</b>	<b>Pamela S. Cooksey, P.E., City Engineer</b>

**AGENDA HEADING:**

Approving Change Order No. 1 with D.W. Zinser Company, Inc. for additional contract time and work on the 7th & Grand Parking Garage Demolition project, in an amount not to exceed \$981,549.

**SYNOPSIS:**

Recommend approval of Change Order No. 1 in an amount not to exceed \$981,549 with D.W. Zinser Company, Inc., David W. Zinser, President, 1775 Commercial Drive, Walford, Iowa, 52351, for additional work on the 7th & Grand Parking Garage Demolition, for additional demolition and to add 45 calendar days to the contract.

**FISCAL IMPACT:**

Amount: \$981,549

Funding Source: 2015-2016 CIP, Page Parking-6, 7th and Grand Parking Replacement, PG034, Being: Metro Center TIF Cash

**ADDITIONAL INFORMATION:**

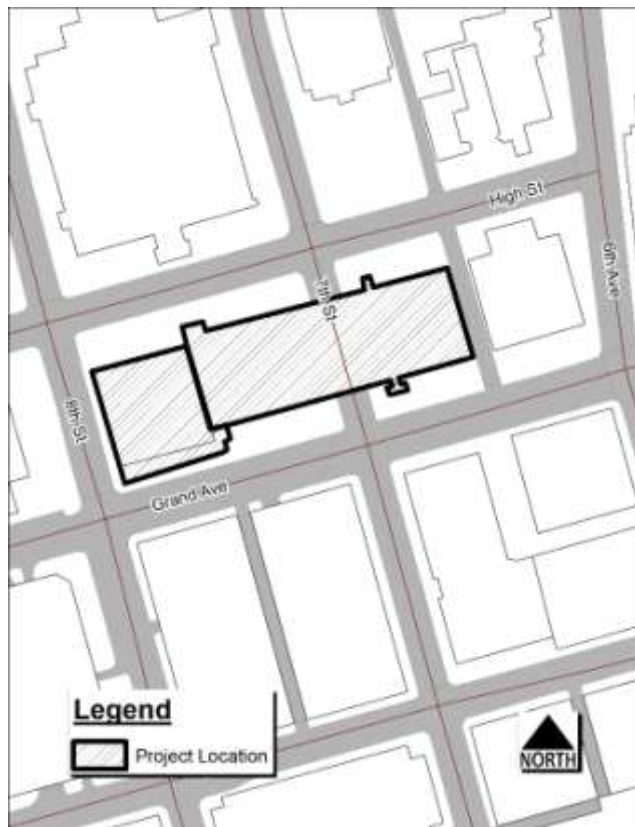
The contract for the 7th & Grand Parking Garage Demolition project was awarded to D.W. Zinser Company, Inc. in the amount of \$2,249,000 on August 24, 2015. The design of the new 7th and Grand Parking Garage has evolved since the demolition contract was awarded which requires removal of additional existing foundations in the existing garage and former YWCA building to accommodate the construction of the new garage. The changes in the design of the new garage include a request from Principal Financial Group to move a stair and elevator tower from the southwest corner of the garage to the northwest corner of the garage. Additional removals are also required to install an under floor storm water detention system.

A change order in the amount of \$981,549 has been negotiated with D.W. Zinser Company, Inc. which includes the following items:

- 67 additional pile extractions, of which 37 pile extractions are needed for the proposed stair and elevator tower in the northwest corner of the garage, and the remaining additional 30 pile extractions needed for general design modifications to the new garage and skywalk corridor.
- 10 additional helical anchors installed, all of which are needed for the proposed stair and elevator tower in the northwest corner of the garage.

- Additional sheeting to support High Street and associated utilities to allow additional removals required for the proposed stair and elevator tower in the northwest corner of the garage.
- Additional wall and foundation removals and associated backfill and winterization, approximately 80% of which is needed for the proposed stair and elevator tower in the northwest corner of the garage. This includes removal of walls for a pool and an existing boiler room in the north portion of old YWCA.
- Additional pile cutoffs at 10 feet below the caps necessary for proposed underground stormwater detention for the new garage.
- Additional wall and foundation removal of an existing underground brick building unknown at the time of construction bid.

The contract documents specified a completion date of April 1, 2016 for the project. The demolition of the YWCA and the portion of the parking garage west of 7th Street are still to be completed by the April 1, 2016 completion date. The additional removals justify adding 45 calendar days to the contract to remove the portion of the parking garage east of 7th Street extending the completion date for that portion of the project to May 15, 2016.



**PREVIOUS COUNCIL ACTION(S):**

Date: August 24, 2015

Roll Call Number: [15-1454](#)

Action: [On](#) 7th and Grand Parking Garage Demolition: approving plans, specifications, form of contract documents, Engineer's Estimate, receive and file bids and designating lowest responsible bidder as D.W. Zinser Company, Inc. (David W. Zinser, President), \$2,249,000. ([Council Communication No. 15-462](#)) 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.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D. Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to [cityclerk@dmgov.org](mailto:cityclerk@dmgov.org).