

 <p style="text-align: center;"><b>Council Communication</b> Office of the City Manager</p>	<b>Date:</b>	May 8, 2017
	<b>Agenda Item No.</b>	<b>12</b>
	<b>Roll Call No.</b>	<b><u>17-742</u></b>
	<b>Communication No.</b>	<b><u>17-406</u></b>
	<b>Submitted by:</b>	<b>Pamela S. Cooksey, P.E., City Engineer</b>

**AGENDA HEADING:**

Approving Change Order No. 7 with Henning Paric Commercial, LLC for additional work on the City Hall Improvements project, in an amount not to exceed \$544,679.

**SYNOPSIS:**

Recommend approval of Change Order No. 7 in an amount not to exceed \$544,679 with Henning Paric Commercial, LLC, Kevin Walker, President, 5800 Merle Hay Road, Suite 14, Johnston, Iowa, 50131, for additional work that was not visible during design, required by authorities having jurisdiction, or condition was reassessed after being exposed after demolition.

**FISCAL IMPACT:**

Amount: \$544,679

Funding Source: 2017-2018 CIP, Page Municipal Building-6, City Hall Improvements, BL127

**ADDITIONAL INFORMATION:**

On June 13, 2016, by Roll Call No. 16-1008, City Council awarded a contract to Henning Paric Commercial, LLC for the City Hall Improvements project.

Previous Change Orders

- Change Order No. 1 Furniture removal from City Hall to clear space for construction operations. (\$24,840.00)
- Change Order No. 2 Off-site storage of furniture removed from City Hall. (\$13,320.00)
- Change Order No. 3 Replacement of deteriorated sewer pipe and increase of electrical panel sizes. (\$16,744.36)
- Change Order No. 4 Fire suppression and plumbing modification. (\$149,244.10)
- Change Order No. 5 Telecom and IT infrastructure. (\$192,115.21)
- Change Order No. 6 Roof drain and other repairs. (\$23,304.08)

The scope of work covered in Change Order No. 7 includes work that was not visible during design, required by authorities having jurisdiction, or the condition was reassessed because the component has been better exposed by demolition. Items include:

- Room 109C change in use from PIO broadcasting to office function.
- 2<sup>nd</sup> floor changes for Mayor/Council office/work area and PIO broadcasting.

- Additional work for elevator shaft wall demo and rail attachment.
- 3<sup>rd</sup> floor wall changes (uneven walls & floors after wall & floor demo).
- 2<sup>nd</sup> floor fin tube piping (pipe chases found to be smaller after demo).
- Termination of shafts in attics per code (determined by code inspection).
- Additional lead based paint safety procedures during demo.
- Revise locations for tamper and flow switches for sprinkler system.
- Additional work for water service after locate by Des Moines Water Works.
- Ductwork and piping revisions in shafts.
- Electrical revisions (relocation of existing electric boxes and conduit on 3<sup>rd</sup> floor).

Due to the extensive scope of work, a total of 72 calendar days will be added to the contract completion date placing the new completion date at October 6, 2017.

**PREVIOUS COUNCIL ACTION(S):**

Date: February 6, 2017

Roll Call Number: [17-0171](#)

Action: [Approving](#) Change Order No. 5 with Henning Paric Commercial, LLC for additional work on City Hall Improvements, not to exceed \$192,115.21. ([Council Communication No. 17-059](#)) Moved by Hensley to adopt. Motion Carried 7-0.

**BOARD/COMMISSION ACTION(S): NONE**

**ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:**

Partial payments to the contractor and final acceptance of work.

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