


COUNCIL COMMUNICATION

	Number:	21-370	Meeting:	August 23, 2021
	Agenda Item:	9	Roll Call:	21-1315
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Change Order No. 7 with Koester Construction Company, Inc. for additional work on Municipal Service Center – Phase 2, in the amount of \$643,250.02.

SYNOPSIS:

Recommend approval of Change Order No. 7 in an amount not to exceed \$643,250.02 with Koester Construction Company, Inc. (Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, Iowa, 50111), for additional work on Municipal Service Center (MSC) – Phase 2.

FISCAL IMPACT:

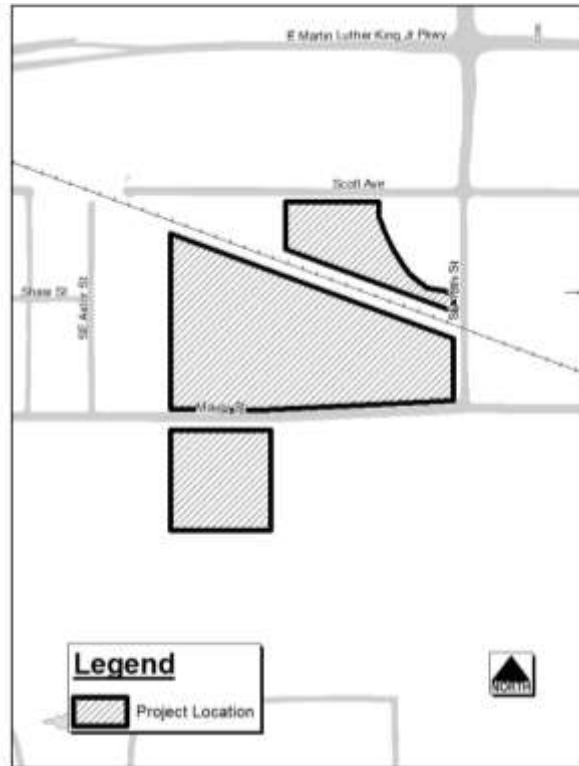
Amount: \$643,250.02

Funding Source: 2021-2022 CIP, Page 53, Municipal Service Center – Phase 2, BL128, G.O. Bonds, Solid Waste Bonds; Sanitary Sewer Fund, Storm Water Utility Fund.

ADDITIONAL INFORMATION:

- On September 14, 2020, under Roll Call No. 20-1531, the City Council approved plans and specifications and designated the lowest responsible bidder as Koester Construction Company, Inc. for \$44,930,979.
- This project provides the construction of an approximate 261,270-square-foot building, which will include the Public Works Department, fleet maintenance, radio maintenance, a fuel pump station, and vehicle wash bay. Municipal Service Center – Phase 2 will be located on two (2) sites; one (1) location is on 19-acres east of S.E. 15th Street, between Scott Avenue and Maury Street, and the other location is on a 5-acre site south of Maury Street. The project is intended to better serve Des Moines' citizens and realize organization efficiencies by consolidating City services into sustainable facilities that are centrally located. The facility will be submitted for LEED certification.
- Change Order No. 1 for \$32,619, approved by the City Engineer on December 21, 2020, added additional demolition work to the project, including additional 1.2-acres of clearing and grubbing and removal of railroad tracks west of the proposed wash bay area. These changes did not change the completion date of the project.

- Change Order No. 2 for \$45,512, approved by the City Engineer on January 11, 2021, added a Fire Command Center to the project. These changes did not change the completion date of the project.
- Change Order No. 3 for \$45,633, approved by the City Engineer on February 1, 2021, added additional site work, added an emergency elevator communication system at an elevator landing, and revisions to the restrooms, and other revisions are requested by the design team. These changes did not change the completion date of the project.
- Change Order No. 4 for \$77,699, approved by the City Council by Roll Call Number 21-0357 on March 8, 2021, relocated a proposed sanitary sewer connection, added ionization and filters to all air handling units (additional air purification measures), and repaired a driveway to west access to SE 15th Court. These changes did not change the completion date of the project.
- Change Order No. 5 for \$44,665, approved by the City Engineer on April 12, 2021, revised routing of ductwork for areas A & B, added area B tieback steel, added lintel to overhead door, added C-channel for hollow core support, added increased size structural steel, added structural steel to room 1121, and added debris removal and additional pipe bedding to south parking lot. These changes did not change the completion date of the project.
- Change Order No. 6 for \$47,474, approved by the City Engineer on June 21, 2021, revised T-2 Ceramic Tile, added custom color to wash bay louver, added power modifications to overhead doors at 23 locations, added ductwork modifications for structure coordination, added structural steel to window at south elevation, added larger size loading dock bumpers, and provided a credit for change in the model of overhead coiling doors. These changes did not change the completion date of the project.
- Change Order No. 7 for a total of \$643,250.02 provides the following revisions to the construction contract:
 - Adds two (2) vehicle lifts.
 - Adds two (2) vertical storage units.
 - Adds a wash bay vapor barrier.
 - Adds bollards to protect the gas meter and fire hydrants.
 - Adds site camera rough-ins.
 - Makes revisions to the sand/oil interceptor.
 - Deletes BACnet for destratification fans.
 - Makes revisions to duct work.
 - Adds hardware changes to door 3003.
 - Adds screen wall column extensions.
 - Adds roof frame plates to skylights in finished areas.
 - Changes the ground ring wire size to 3/0.
 - Adds additional footings in area B.
 - Adds additional piping and access panels to HVAC system.
 - Adds additional access controls to doors.
- These changes do not change the completion date of the project. Construction of this project is anticipated to be completed in spring 2022.



PREVIOUS COUNCIL ACTION(S):

Date: March 8, 2021

Roll Call Number: [21-0357](#)

Action: [Approving](#) Change Order No. 4 with Koester Construction Company, Inc. for additional work on Municipal Service Center – Phase 2, \$77,699. ([Council Communication No. 21-113](#)) Moved by Voss to adopt. Motion Carried 6-1. Absent: Gatto.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Accepting completed construction and approving final payment on public improvement 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.