


## COUNCIL COMMUNICATION

	Number:	<b>21-519</b>	Meeting:	<b>December 6, 2021</b>
	Agenda Item:	<b>11</b>	Roll Call:	<b>21-1795</b>
	Submitted by:	<b>James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer</b>		

### AGENDA HEADING:

Approving Change Order No. 10 with Koester Construction Company, Inc. for additional work on Municipal Service Center (MSC) – Phase 2, in the amount of \$362,668.

### SYNOPSIS:

Recommend approval of Change Order No. 10 in an amount not to exceed \$362,668 with Koester Construction Company, Inc. (Paul Koester, President, 3050 SE Enterprise Drive, Suite A, Grimes, Iowa, 50111), for additional work on MSC – Phase 2.

### FISCAL IMPACT:

Amount: \$362,668

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

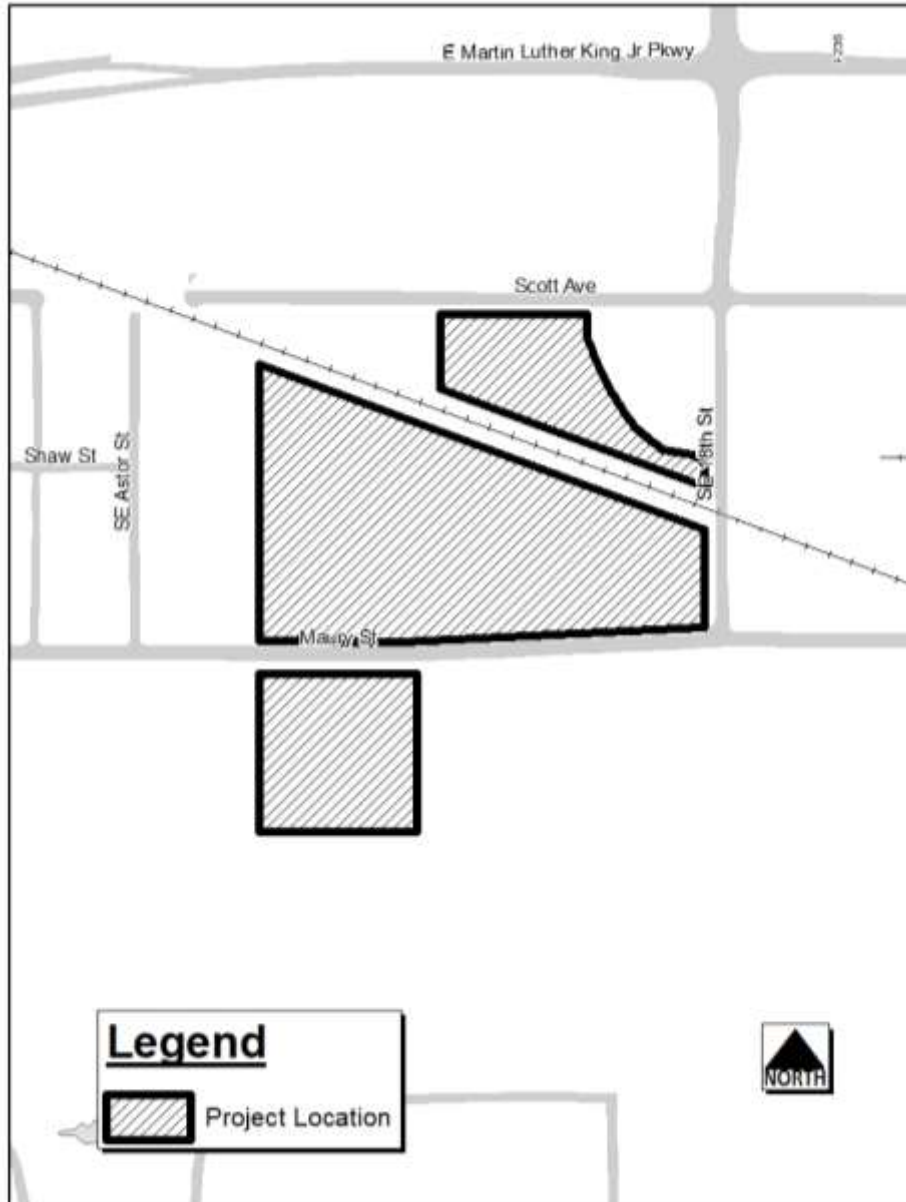
### ADDITIONAL INFORMATION:

- 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. MSC – 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 No. 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 \$44,665.00, 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 \$47,474.00, 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 \$643,250.02, approved by the City Council by Roll Call No. 21-1315 on August 23, 2021, added two (2) vehicle lifts, added two (2) vertical storage units, added a wash bay vapor barrier, added bollards to protect the gas meter and fire hydrants, added site camera rough-ins, made revisions to the sand/oil interceptor, deleted BACnet for destratification fans, made revisions to duct work, added hardware changes to door 3003, added screen wall column extensions, added roof frame plates to skylights in finished areas, changed the ground ring wire size to 3/0, added additional footings in area B, added additional piping and access panels to Heating, Ventilation, and Air Conditioning (HVAC) system, and added additional access controls to doors.
- Change Order No. 8 for \$48,366, approved by the City Engineer on September 10, 2021, added power requirements to equipment, added roof deck flute inserts, added framing to support skylights, added elevator deck bearing steel, and added Concrete Masonry Unit (CMU) walls for length of electrical panels.
- Change Order No. 9 for \$49,669, approved by the City Engineer on October 11, 2021, provided for future primary electrical conduits on the northwest corner of the building, added electrical outlets to two (2) post vehicle lifts, increased the water pipe size, and changed door hardware to doors 1131.1 and 2140.
- Change Order No. 10 will increase an electrical chase, add additional conduits to the roof, add Area B transformer platforms, plumbing revisions, concrete bases to five (5) power zone

panels, add a supply grill at IU-129, revise skylight penetration covers, add two (2) door frames, paint decking of areas A and B, overhead door changes, delete south parking lot fence (east), and add structural support at Area F hollow core.

- These changes will add an additional 30 days to the contract completion. The new contract completion date is June 30, 2022.
- This change order includes full release of a claim submitted by Koester Construction Company, Inc. for material costs increases.



**PREVIOUS COUNCIL ACTION(S):**

Date: August 23, 2021

Roll Call Number: [21-1315](#)

Action: [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. ([Council Communication No. 21-370](#)) Moved by Gatto to adopt. Motion Carried 7-0.

**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](mailto:cityclerk@dmgov.org).