


COUNCIL COMMUNICATION

	Number:	22-309	Meeting:	June 27, 2022
	Agenda Item:	12	Roll Call:	22-0979
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Change Order No. 9 with Minturn, Inc. for additional work on MacRae Park Improvements Phase 3, in the amount of \$431,750.

SYNOPSIS:

Recommend approval of Change Order No. 9 in an amount not to exceed \$431,750 with Minturn, Inc. (Clinton M. Rhoads, President, 144 W. Front Street, Brooklyn, Iowa, 52211), for additional work on MacRae Park Improvements Phase 3.

FISCAL IMPACT:

Amount: \$431,750

Funding Source: 2022-2023 CIP, Page 80, MacRae Park Improvements, PK179, Being: G.O. Bonds, Local Option Sales and Service Tax (LOSST), Private Funds, and State of Iowa DNR REAP Funds, G.O. Bonds to be transferred from PK143.

ADDITIONAL INFORMATION:

- On September 13, 2021, under Roll Call Number 21-181, the City Council approved plans and specifications for the MacRae Park Improvements Phase 3 project and designated the lowest responsible bidder as Minturn, Inc. for \$2,932,177.50.
- The project includes the reconstruction of a portion of the southern roadway, installation of approximately ¼ mile of trail which includes a steel-truss pedestrian bridge and concrete boardwalk over the pond, fishing improvements, installation of a natural playscape and an open-air shelter. The reconstruction of the roadway will include new curb and gutter, storm water improvements including sediment control structures, roadway pavement, and two (2) new parking areas. The trail will be located adjacent to the south side of the roadway for a portion of the project and then separate away from the roadway to meander through the trees and then traverse across the pond on a bridge and boardwalk. The nature playground will be located next to the existing restroom facility. The project will also include the replacement of the existing shelter with a new open-air shelter.
- Change Order No. 1 for \$41,605, approved by the City Engineer on May 21, 2021, added adjustments to tree protection quantities and pavement removals.

- Change Order No. 2 for \$26,671.50, approved by the City Engineer on July 15, 2021, added repair of water and sanitary sewer services to the restroom facility and additional storm sewer and intake for drainage.
- Change Order No. 3 for \$33,573.60, approved by the City Engineer on August 18, 2021, added changes to the manhole adjustment, intake removal, abandoning storm sewer pipe, addressing hillside seepage, and replacement of unsuitable materials.
- Change Order No. 4 for \$32,203.60, approved by the City Engineer on November 4, 2021, added a drain extension, additional retaining wall, and adjustment of quantities to as-built measurements.
- Change Order No. 5 for \$1,950, approved by the City Engineer on November 29, 2021, made changes to the type of plumbing fixture.
- Change Order No. 6 for \$2,790, approved by the City Engineer on December 6, 2021, made changes to the cover plate details on the pedestrian bridge.
- Change Order No. 7 for \$9,130, approved by the City Engineer on February 17, 2022, made manhole adjustment, bolt tightening on the pedestrian bridge, and subsurface investigation for the boardwalk.
- Change Order No. 8 for \$17,057, approved by the City Engineer on May 12, 2022, added the Davis Avenue sidewalk connection, water play wall construction, and donor sign placement.
- Change Order No. 9 revises the boardwalk foundation system. The design for the boardwalk system included a helical foundation system. During installation of the test helical piers, the depth of the shale was found to be much shallower than anticipated, therefore, the helical piers will not adequately support the boardwalk structure. Change Order No. 9 includes a foundation system constructed with a drilled H-pile system that will support the boardwalk structure. The drilled H-pile system, consisting of 60 steel H-piles, is significantly more costly than the helical foundation system due to the material costs for steel, need to drain the pond for installation, and need to construct an access for the equipment needed for installation of the foundation system. Due to changes in the boardwalk construction, the completion date of the contract will be extended from September 2, 2022, to May 31, 2023. Change Order No. 9 also adds the fabrication and installation of a railing on the fishing pier to install a future donor sign.

Alternatives were considered to reduce the added cost, including reducing the length of the boardwalk and replacing the boardwalk with prefab bridges. Those alternatives would have changed the proposed design and appearance of the project. The selected H-pile system preserves the original aesthetic.

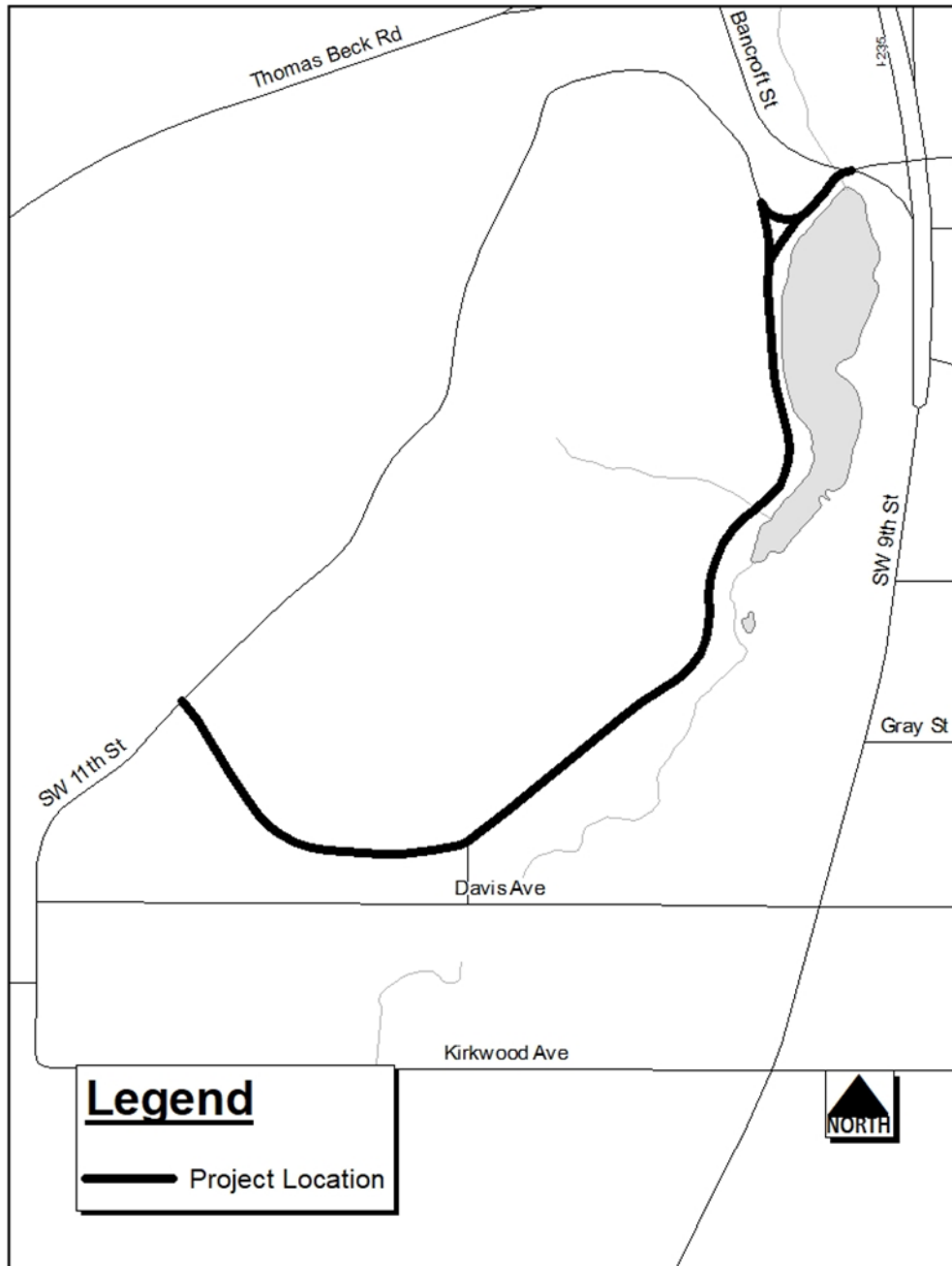
PREVIOUS COUNCIL ACTION(S):

Date: April 19, 2021

Roll Call Number: [21-0654](#) and [21-0655](#)

Action: [MacRae](#) Park Improvements Phase 3: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids and designating lowest responsible bidder as Minturn, Inc. (Clinton M. Rhoads, President), \$2,932,177.50. ([Council Communication No. 21-181](#)) Moved by Mandelbaum to adopt. Motion Carried 7-0.

- (A) [Approving](#) contract and bond and permission to sublet. Moved by Mandelbaum to adopt. Motion Carried 7-0.



BOARD/COMMISSION ACTION(S):

Board: Access Advisory Board

Date: March 17, 2021

Resolution Number: 21-14

Action: Motion by Thompson to Approve Seconded by Bowman Motion Carried 9-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Accepting completed construction and approving final payment on public improvement construction contracts.

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