


COUNCIL COMMUNICATION

	Number:	22-562	Meeting:	December 12, 2022
	Agenda Item:	11	Roll Call:	22-1863
	Submitted by:	James M. Hoff, Facilities Manager and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Change Order No. 20 with Koester Construction Company, Inc. for additional work on Municipal Service Center – Phase 2, in the amount of \$372,363.

SYNOPSIS:

Recommend approval of Change Order No. 20 in an amount not to exceed \$372,363 with Koester Construction Company, Inc. (Paul Koester, President, 3050 S.E. Enterprise Drive, Suite A, Grimes, Iowa, 50111), for additional work on Municipal Service Center (MSC) – Phase 2.

FISCAL IMPACT:

Amount: \$372,363

Funding Source: 2022-2023 CIP, Page 55, Municipal Service Center – Phase 2, BL128, Being: G.O. Bonds, Solid Waste Bonds, Sanitary Sewer Fund, and Storm Water Utility Fund.

ADDITIONAL INFORMATION:

- On September 14, 2020, under Roll Call No. 20-1531, the City Council approved plans and specifications for the MSC – Phase 2 project 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 a 19-acre site 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' residents and realize organization efficiencies by consolidating City services into sustainable facilities that are centrally located. The facility will be submitted for Leadership in Energy and Environmental Design (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 an additional 1.2-acres of clearing and grubbing and removal of railroad tracks west of the proposed wash bay area. These changes did not alter 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 alter 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, made revisions to the restrooms, and other revisions as requested by the design team. These changes did not alter 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 the west access to S.E. 15th Court. These changes did not alter 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 doors, 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 the south parking lot. These changes did not alter 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 windows with 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 alter 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 HVAC system, and added additional access controls to doors. These changes did not alter the completion date of the project.
- 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 CMU walls for length of electrical panels. These changes did not alter the completion date of the project.
- 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. These changes did not alter the completion date of the project.
- Change Order No. 10 for \$362,668, approved by the City Council by Roll Call No. 21-1795 on December 6, 2021, increased an electrical chase, added additional conduits to the roof, added

Area B transformer platforms, made plumbing revisions, added concrete bases to five (5) power zone panels, added a supply grill at IU-129, revised skylight penetration covers, added two (2) door frames, added painted decking for areas A and B, made overhead door changes, deleted the south parking lot fence (east side), and added structural support at Area F hollow core. Change Order No. 10 added an additional 30 days to the contract completion, making the new contract completion date to be June 30, 2022.

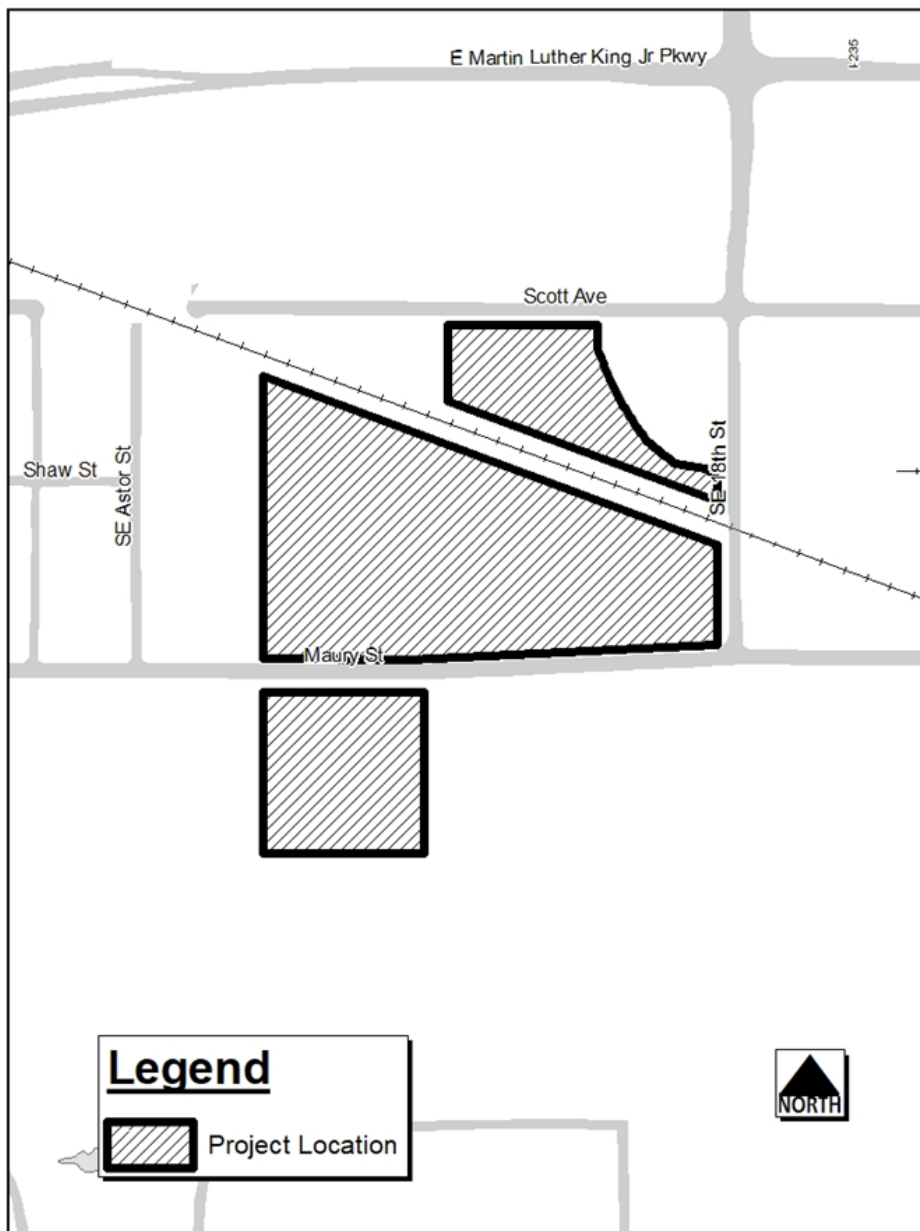
- Change Order No. 11 for \$49,986, approved by the City Engineer on December 21, 2021, added DP-PV disconnect at transformer, added roller shade modifications, added data connection to office 1100, added power to water cooler next to welding shop area B, and added a jib crane at generator. These changes did not alter the completion date of the project.
- Change Order No. 12 for \$387,167, approved by the City Council by Roll Call No. 22-0153, added power to doors V1000.2 and V100.4 (doors to a vestibule on the south side of the building to be automatic), upsized the waste oil tank from 240-gallon to 500 gallon size, made plumbing and electrical revisions, added technology outlets, made power revisions, made EJ Ward fuel management system changes to fuel island and Area E, added precast panel grouting of all lifting eyes that will be painted, changed single point power feeds to air handlers 1-8, added data jacks to rooms 1104 and 1106 (Area D – administrative and technology), added additional structural steel for curtain wall in Area D, added plug to abandoned storm at S.E. 15th Street, removed old buried car parts found during new fiber optics installation, made electrical changes to Weld Shop in Area B, revised refrigerant piping route in Areas C and D, added break metal drip cap to south wall in Area F, and relocated fire hydrant and fence in the west parking lot. These changes did not alter the completion date of the project.
- Change Order No. 13 for \$49,522, approved by the City Engineer on February 10, 2022, added structural steel for the interior curtainwall, raised existing manhole lid to match new sidewalk, added removal of an underground storage tank and debris in Area F discovered during construction to be in conflict with proposed electrical underground work, made adjustments to the storefront jamb, added drywall furring for a column wall, changing door 2352 to a double door, added crane remote controls, relocated skylights in Area E, added conduit for CenturyLink, and added cost to lower ceilings in restrooms 2150 and 2152 for duct clearances. These changes did not alter the completion date of the project.
- Change Order No. 14 for \$282,805, approved by the City Council by Roll Call No. 22-0396 on March 21, 2022, added bioswales to the stormwater detention basins to increase stormwater infiltration, added cold weather concreting work necessary for concrete paving during winter months, added 47 markerboards for offices and conference rooms, added a fuel dispenser (B100) to the fuel island, added an open office security desk, rerouted storm piping in Area B due to conflicts with the crane rail beams, added two (2) electrical circuits for generator systems (GCC-1) in accordance with the manufacturer submittals, added a duplex weatherproof receptacle to the loading dock, added electrical circuit revisions for the tire and parts carousels in accordance with the manufacturer submittals, added a paging system to Area B; also, added miscellaneous internal building revisions including: revisions to Room 2141 wall to accommodate an owner-provided monitor screen to be mounted to the wall, added an exit sign to door H1002.3, added a closure plate to the Area D curtain wall, added drywall at stairs S2 and S3, revisions to technology drops per Architect's Supplemental Instruction (ASI) #37, and electrical modifications as per ASI #047R.

- Change Order No. 15 for \$273,116, approved by the City Council by Roll Call No. 22-0671 on May 9, 2022 added higher capacity breakers to CRU-1, 2, and 3, added gypsum ceiling infill at vestibule 1401 at curtain wall connection, added coiling grill bulkhead, details over parts counter, added additional drywall ceiling (ceiling height changed in four (4) areas to include lighting adjustments), added higher capacity breaker and disconnect to crane, added additional structural steel at three (3) connections on fuel island canopy, added wider office blinds throughout the building, added paint canopy decking Area D exterior at curtain wall, added insulation to loading dock deck, added handhole for media service providers CenturyLink and Mediacom, added structural steel changes RFI 420 and 421 to stair risers, added winter protection at Area E due to Covid-related delivery delays, added curb waterproofing at curtain wall on south side, added window opening flashing to cover blocking (detail changes), added fire alarm mounting and moved to a different wall, added structural steel to missing detail MP-3 (adds detail), added refrigeration piping to men's locker room, PVC jacket added, and added allowance for additional items such as dry sprinkler system, flagpole and monument, furniture connections, data additions, etc.
- Change Order No. 16 for \$49,281, approved by the City Engineer on May 26, 2022, added emergency stop lube control system, added change in conduit routing from MDF to IDF2, added conduit and wiring to IU115/118, deducted for cost reduction to area F interceptor invert, deducted for floor box room 2140, deducted lightning protection from project, deducted painting of pipe in men's locker room, added side window to room 2102, added weld shop access controls, added lighting changes in hallway 2005 as per ASI#60, added pathways for future vending machine cameras, added door seals to five (5) doors, deducted paving of railroad crossing, added data connections to furniture as per ASI#51, added GFCI breakers to area B cord reals, added four (4) additional bollards at the gas meter, added UPS breakers to IT equipment, and added light switches as per ASI #54. Change Order No. 16 added an additional 31 calendar days to the contract completion, making the new completion date July 31, 2022.
- Change Order No. 17 for \$49,731, approved by the City Engineer on July 6, 2022, added ice machine MEP requirements in area F as per ASI #68, added trap primers to restrooms 2150 and 2152, added DOAS-1 gas line as per RFI #476, added WH-1 controls, added wall extension to facilitate lockers in Forestry Division, added flagpole and monument including lighting, added cat 6 cabling for mechanical data homeruns, added IDF-6, added natural gas metering requirements from utility company, added dry sprinkler system as per RFI#401, added wash bay removable grates as per RFI#428, added area A canopy roof drain, added reduce door height 1206.2, added wire mesh partition bracing as per RFI#479. These changes did not change the completion date of the project.
- Change Order No. 18 for \$48,097, approved by the City Engineer on August 4, 2022, added pressure washer connection ASI#59, added MERV 13 filters ASI #70, added fire sprinkler hazard revision second floor area D, ASI #65, added facility manager desk area, added salt neutralization wash bar at carwash, and added GFCI breakers to cord reals in area F. These changes did not change the completion date of the project.
- Change Order No. 19 for \$49,032, approved by the City Engineer on August 15, 2022, added RAD Condensate drain connections to roof drains, added area F removal of existing footings and backfill, added coax cabling to all TV's, added fire alarm test switches to 17 duct detectors in high ceilings (B, E, & F), added fire alarm call dialer to fire command center, and added trap

primer to area F room 1207 restroom. These changes did not change the completion date of the project.

- Change Order No. 20 for \$361,247, includes the following changes to the construction contract adding:
 - de-stratification fan controls
 - fiber cassettes to Individual Distribution Frame (IDF) rooms
 - wash bay catch basin elevation change
 - loading elevation corrections
 - wash bay retaining wall access
 - knox box at south entrance
 - interior corner covers to curtain walls (CW) 4 and 5
 - equipment rack receptacles in IDF 1
 - power to Double Interlock Preaction System (DIPS) in IDF room 1107
 - power to control panel at make-up unit (MAU) 8
 - duct detector to indoor unit (IU) 135
 - outlets to IDF cabinets
 - ground wire to terminal air boxes
 - increase power requirements to welding shop
 - fire command center phone line
 - lighting control modifications to main distribution frame (MDF)
 - electric baseboard heating controls
 - mechanical lines to bottle filling stations
 - removal of north parking lot debris
 - wash bay water main relocation
 - removal of existing brick intake as per Request for Information (RFI) 563
 - site gate controls and power to controls
 - power pack to two (2) lighting controls areas E & F
 - additional circuit for air compressor controls
 - addressable relays to DIPS in IDF1
 - shields for radiant heaters at wireless access points (WAP) locations
 - water closets as per RFI 548
 - wash bay exit light mounting plates
 - north parking lot fence
 - concrete islands to in-grade lifts
 - light fixtures to stair number 2
 - power to EJ Ward (EJW) pedestals
 - stair stringer infill at stairs 2 and 3, per code
 - crane stops
 - EJW pedestal to Area E
 - rubble removal in seeding areas
 - change TP dispenser mounting height
 - drain and hose bid to area F HVAC
 - elevator current limiting fuse
 - coax cable between IDF rooms
 - card readers
 - conduit in hard lid ceilings
 - railing to stair in area F
 - Fire Command Center (FCC) exit light

- bicycle storage lights
 - extend dryer circuit to drain valves
 - controls to terminal air box (TAB) units
 - aquastat power
 - survey at fuel island
 - five (5) additional outlets
 - power changes to shop equipment
 - fence gate media converters
 - Maury Street bumpout striping at pedestrian crossing
 - door hardware access orientation
 - IDF 1-feed relocation
- Due to the increase in the scope of work, Change Order No. 20 will add 105 calendar days to the project and revises the completion date of the contract to November 13, 2022.



PREVIOUS COUNCIL ACTION(S):

Date: May 9, 2022

Roll Call Number: [22-0671](#)

Action: [Approving](#) Change Order No. 15 with Koester Construction Co., Inc. for additional work on Municipal Service Center - Phase 2, in the amount of \$273,116. ([Council Communication No. 22-200](#)) Moved by Boesen to adopt. Second by Gatto. Motion Carried 6-1. Absent: Cownie.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

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

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