

COUNCIL COMMUNICATION

	Number:	23-556	Meeting:	December 18, 2023
	Agenda Item:	7	Roll Call:	23-1739
	Submitted by:	James M. Hoff, Assistant City Manager, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approving Change Order No. 8 with Ball Team, LLC for additional work on Principal Park Phase 1 Improvements, in the amount of \$197,514.

SYNOPSIS:

Recommend approval of Change Order No. 8 in an amount not to exceed \$197,514 with Ball Team, LLC (Richard Ball, Managing Member, 10550 New York Avenue, Suite 100, Urbandale, Iowa, 50322) for additional work on Principal Park Phase 1 Improvements.

FISCAL IMPACT:

Amount: \$197,514

Funding Source: 2023-2024 Capital Improvement Program (CIP), Page 73, Principal Park, PK132, Being: American Rescue Plan Act (ARPA) Funds, Private Funds, and Tax Increment Funding Bonds

ADDITIONAL INFORMATION:

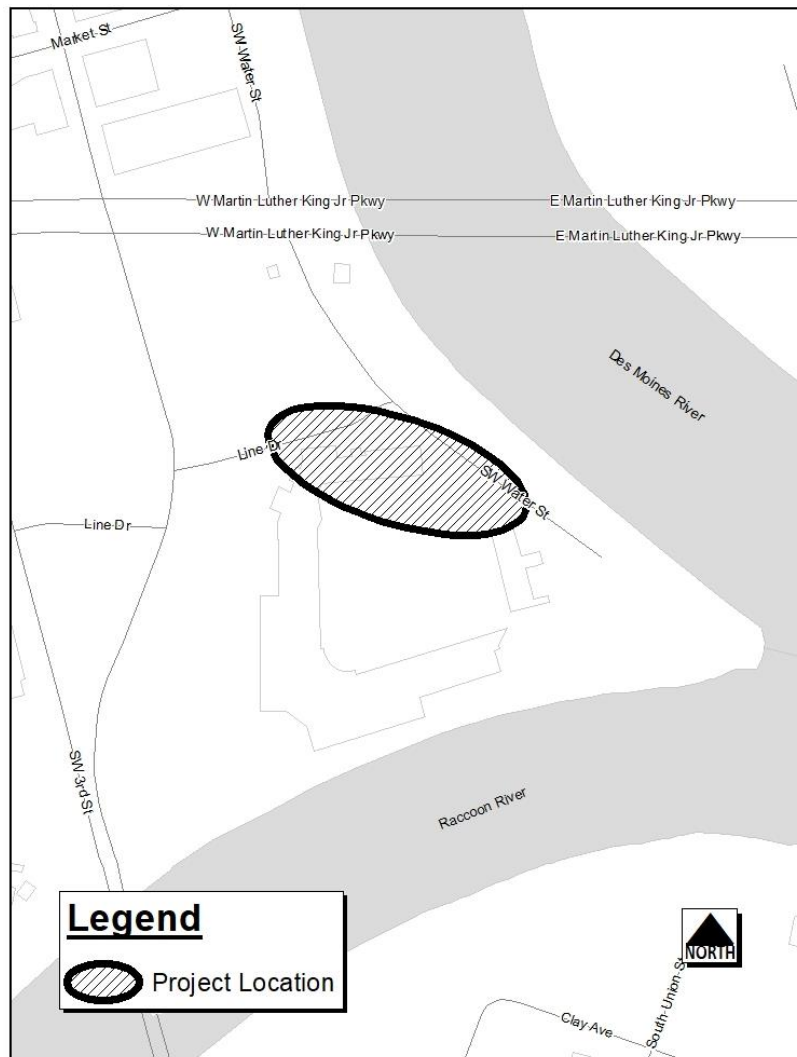
- This project is addressing the current clubhouse building's deficient conditions which include building envelope integrity, new interior functional requirements, new player support programming requirements, new staffing facility requirements, replacement of aging mechanical, electrical and plumbing systems, and improved flood resiliency.
- On October 3, 2022, under Roll Call No. 22-1579, the City Council approved plans and specifications for the Principal Park Phase 1 Improvements project and designated the lowest responsible bidder as Ball Team, LLC for \$7,995,000.
- Change Order No. 1 for \$462,108, approved by the City Council by Roll Call No. 22-1862 on December 12, 2022, revised the batter's eye structure to remove unnecessary metal panels and steel framing, added scope from ARPA federal requirements into the Contract, revised the locker room layouts to re-use additional salvaged lockers, revised the ceiling cloud layout to remove unnecessary material, relocated the electrical handhole feeding the north parking lot, removed existing chase wall not shown in demolition plans, added plumbing demolition to remove existing pipes and extending condensate drain, added furring walls to account for shower plumbing, added steel in batter's eye structure to support metal wall panels, added scope to furnish and install a current transformer section from the MidAmerican metering to switchgear in the electrical room,

replaced the existing temporary outfield wall between the left field clubhouse and right field bleachers with a permanent concrete and steel-framed outfield wall, and applied value engineering modifications to the outfield wall, including replacing auger cast piles with rammed aggregate piers, reducing foundation size, reducing wall pad height to match existing, removing pressure resistant panels, and other miscellaneous items of work. These changes did not alter the completion date of the project.

- Change Order No. 2 for \$79,088, approved by the City Engineer on February 20, 2023, revised the laundry room layout to account for existing conditions, revised door hardware, re-finished existing walls, added over excavation and structural backfill and the transformer platform, relocated the power monitor, revised plumbing fixtures, revised deck patching material, revised exterior door X117, structural revisions, and adding bulk fire suppression piping required for Fire Department Connection (FDC) interconnection. These changes did not alter the completion date of the project.
- Change Order No. 3 for \$71,828, approved by the City Engineer on May 25, 2023, revised plumbing fixtures and accessories, modified umpire area layout to account for existing conditions, added bullnose tile at shower edges, added concrete reinforcement to roof deck curb, removed sediment build-up from existing dry system sprinkler piping, added structure steel for low-roof deck support, add fire protection beneath exterior stairwell, add sidewalk sprinkler heads at 2nd level exterior seating due to system change from dry to wet, revise exterior doors X101A-2, X102, and X117, widen front entrance masonry piers to better match existing conditions, and add trim for manager locker. These changes did not alter the completion date of the project.
- Change Order No. 4 for \$24,665, approved by the City Engineer on July 19, 2023, revised the north addition layout to account for existing conditions, added lighting in Lobby 100, added drywall to weightroom, rerouted gas line to interior of building up to the roof, added a bulkhead to conceal roof drain piping in the Multipurpose room, modified top of pilasters at north exterior, and revised demolition subcontractor for outfield wall demolition to benefit project schedule. These changes did not alter the completion date of the project.
- Change Order No. 5 for \$66,601, approved by the City Engineer on September 6, 2023, relocated temporary switchgear to Multipurpose room to have the building fully operational for 2024 season until final switchgear arrives, modified light fixture layout, added additional exit signs, added refeeding additional circuits from demolished equipment to account for existing conditions, added concrete reinforcement at pilaster bases, added additional floor drain in Home Hydrotherapy room, added skim coating all existing EIFS adjacent to addition, added new sidewalk at door X102-2, and added wall finish demolition scope in the existing corridor. These changes did not alter the completion date of the project.
- Change Order No. 6 for \$97,147, approved by the City Engineer on October 26, 2023, revised existing fire suppression drain piping on Level 2 to account for existing conditions, added and modified structural steel to account for existing conditions, modified layout of the Home Male Staff and Home Male Staff Restroom to account for the existing masonry wall around the light pole base to remain in place, modified mechanical and electrical scope for dryer ductwork, added power operators at main entrance, added reinforcement for flagpole connection at patio, modified EIFS for roof membrane installation, and modified structural steel for duct routing. These changes did not alter the completion date of the project.

- Change Order No. 7 for \$90,817, approved by the City Engineer on November 17, 2023, added concrete pilecaps at interior column and micropile locations to account for existing foundation conditions, added existing chase wall demolition, added new furring around existing columns and drain to account for existing conditions, revised structural steel in renovation to account for existing structural steel conditions, added masonry wall infill at existing door frame not shown on plans, added miscellaneous steel to account for gap in patio where wall below was demolished, demolished existing leaning masonry wall and handrail at roof patio stairs, modified existing camera and light locations at main entrance, refeed existing lighting circuit at the roof patio discovered during patio topping slab demolition, added a footing drain and gate valve to outfield wall foundation, infilled existing dryer vent to account for existing conditions, replaced two (2) existing doors from patio to restaurant, added steel reinforcement for DOAS-1 (dedicated outdoor air system) roof top mounted unit to account for existing wood framed roof condition, and added scope to reinstall advertisement sign beyond the outfield wall that needed removed for the outfield wall construction. These changes did not alter the completion date of the project.
- Change Order No. 8 includes the following changes to the construction contract:
 - Add camera rough-ins, power for new data equipment, and access control rough-in, revising cabling for cameras and access control, and remove camera/access control scope to be provided by the Cubs.
 - Furnish and install 12 additional lockers, per ASI-025, for a total 20 new lockers required as part of the Phase 1B scope.
 - Credit for removed scope at existing column to remain. The existing column location was field-verified to be in an acceptable location, resulting in removal of demolition scope, steel erection scope, micropile scope, and concrete scope.
 - Add grouting to patch hollowcore floor planks and masonry at patio where deterioration has occurred. Furnish and install 1/4" steel plate at gaps in patio hollowcore.
 - Add and modify TV locations on Level 1. Scope includes adding TV receptacles and data to locations shown on architectural sheets but not electrical/technology, adding additional TV locations, and adding installation of Cub's in-house feed to TV data locations.
 - Cap existing, abandoned water service line to the left field structure. Locate water service and utilities, remove paving to access water service connection, retire 4" tap on 8" main, cap tap below floor inside building, and abandon 4" water service line in place.
 - Furnish and install concrete curb, new guardrail, new handrail, and install EIFS at location of existing leaning masonry wall demolished in Change Order 7.
 - Pour flagpole foundation and set Cubs-provided flagpole sleeve in location per ASI-031.
 - Furnish and install eight (8) anchor bolts, form and pour two (2) 3'x3' concrete bases for decorative blue arch on patio, to be re-installed by the Cubs.
 - Furnish and install additional black ornamental fence at the transformer and gas service entrance for site security purposes. Includes one (1) 4' man gate and privacy slats to match previously installed fencing.
 - Remove existing drywall at south walls of rooms 109, 110, 111, 113, and 114.
 - Demolish existing roofing at DOAS-1, install steel tube reinforcement, install new roof insulation, tapered cricket, coverboard, and membrane.

- Add required core-drilling through existing, abandoned foundations to allow micropile installation.
 - Furnish and install new door frame and doors for X102-2 and modify existing handrail at stairs, to account for existing conditions.
 - Remove one (1) shower head in Home Male Shower Room to accommodate new layout based on existing column location discovered during demolition.
- Change Order No. 8 does not alter the completion date of the project.
 - On October 3, 2022, the City Council acted to extend the term of lease to December 31, 2032, with two (2) five (5)-year renewal options. Section 8.a.3 provides that “...the CITY shall furnish and/or bear the costs of furnishing, such capital improvements CITY deems to be reasonable, necessary, and commensurate with CITY’s overall financial condition and ability to make additional capital investments in the stadium.” This section means that the City is only required to make capital expenditures to the stadium that the City – in its sole discretion finds to meet all three (3) criteria: 1. Reasonable; 2. Necessary; and 3. Commensurate with the City’s overall financial condition and ability. If the City determines that a capital improvement fails on any of these three (3) factors, the City is not under an obligation to make that improvement.



PREVIOUS COUNCIL ACTION(S):

Date: December 12, 2022

Roll Call Number: [22-1862](#)

Action: [Approving](#) Change Order No. 1 with Ball Team, LLC for additional work on Principal Park Phase 1 Improvements, \$462,108. ([Council Communication No. 22-558](#)) Moved by Gatto to adopt. Second by Voss. 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.

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