

COUNCIL ACTION FORM

SUBJECT: APPROVAL OF CITY HALL RENOVATION PHASE 2 CHANGE ORDER NO. 4

BACKGROUND:

On September 9, 2014, City Council awarded a contract to HPC, LLC, of Ames, Iowa, for the City Hall Renovation, Phase 2 project in the amount of \$829,900. The contract is to renovate portions of the first floor and the basement of City Hall to address the greatest space needs in the building.

The project has been successful in keeping the cost of change orders low by realizing several large deductive changes early in the project. Change Order No. 1 modified the existing outside air unit for use in the basement in lieu of purchasing a new unit, and changed the basement lighting to LED for a deduct of (-\$3,958). Change Order No. 2 deleted the five-year fire alarm guarantee, revised the subdrain at the elevator, and changed the entrance to the Public Works Engineering area for a deduct of (-\$23,237). Change Order No. 3 revised ceilings, grid, and walls to provide consistency; extended waterproofing in basement areas; removed abandoned electrical conduit and devices in the basement; made several electric product modifications; and added stair treads to a stairwell in the basement for a cost of \$11,573. Change Orders No. 1, 2, and 3 were previously approved administratively.

Change Order No. 4 will remove abandoned plumbing and ductwork in the basement and Police lab, modify the location of several heat pumps, make changes to the corridor near the Police Administration area and ceilings, and add sound proofing to the conference room for a cost of \$18,684.

The construction project is in its final stages of completion. All areas are occupied and open to the public. Items to complete include the installation of a fume hood in the Police area and the completion of all punch list items.

The Engineer's estimate of the cost for the construction was \$894,000. With this change order, the total cost for the City Hall Renovation Phase 2 project is within the construction budget and will be increased to **\$832,962, an overall increase of \$3,062.**

ALTERNATIVES:

1. Approve contract Change Order No. 4 with HPC, LLC, Ames IA for the City Hall Renovation Phase 2 project in the amount of \$18,684.
2. Reject contract Change Order No. 4.

MANAGER'S RECOMMENDED ACTION:

These modifications are needed in order for the completion of the City Hall Renovation project which will provide space for the Finance Department (Information Technology and Print Shop), Public Works Engineering, and the Police Department.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.