

ITEM #: 34
DATE: 06-25-24
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: FITCH FAMILY INDOOR AQUATIC CENTER BID PACKAGE 33-1

BACKGROUND:

On January 23, 2024, the City Council approved the award of contracts for construction of the Fitch Family Indoor Aquatic Center. Since the City elected to use a Construction Manager (CM) approach for this project, 14 different bid packages were issued for prospective bidders. As a reminder, this approach is different from bidding under the General Contractor (GC) method, where one bid package would have been distributed and each bidder would be responsible for the various subcontractors. Thus, with 14 bid packages, the City entered into a contract with each of the 14 successful bidders.

Bid Package: 31-1, Demolition and Earthwork Work was awarded to Con-Struct, Inc., Ames, Iowa. The award included the Base Bid plus Alternate #1 to add two multipurpose rooms, a walking area, and two gender neutral restrooms, in the amount of \$532,975.

Change order #1 was approved by staff for water service disconnects on site in the amount of \$7,747. As excavation progressed, Con-Struct, Inc. discovered existing building rubble for two structures that would need to be removed. This was an unforeseen condition and needed to be addressed to allow the rest of the project to proceed. A construction change directive (CCD-002) was issued by the design team and the work was to be completed on a time and material basis.

Change Order #2 has been prepared and is now presented to the City Council for approval. This change order, in the amount of \$45,419, includes the labor, equipment and disposal needed to remove the rubble from the work site.

Summary of Bid Package 31-1, Demolition and Earthwork Work

Original Contract Amount	\$ 532,975
Change Order #1 (Water Service Disconnects)	\$ 7,747
Change Order #2 (Building Rubble Removal)	\$ 45,419
New Contract Value	\$ 586,141

The Contingency Budget for this project is \$2.1 million. Below is a summary of all change orders to date and the project Contingency Fund Balance:

Contractor	Reason for Change Order	Change Order Amount	Contingency Fund Balance
Con-Struct	Water Service Disconnects	\$ 7,747	\$ 2,092,253
Terracon	Curtain Wall Testing	\$ 3,875	\$ 2,088,378
Con-Struct	Building Rubble Removal	\$ 45,419	\$ 2,042,959

ALTERNATIVES:

1. Approve Change Order #2 to Con-Struct, Inc, Ames, IA, Bid Package, 31-1 Demolition and Earthwork Work for the building rubble removal that was not anticipated in the contract for the Fitch Family Indoor Aquatic Center in the amount of \$45,419.
2. Reject the change order.

CITY MANAGER'S RECOMMENDED ACTION:

Construction of the Fitch Family Indoor Aquatic Center requires demolition of existing buildings on the site. As demolition progressed, existing rubble was encountered that was unforeseen and required removal to provide a clear site to build the new structure. Encountering rubble or other unknown features during a project on a pre-developed site is not an uncommon occurrence in construction. Therefore, it is the City Manager's recommendation that the City Council adopt Alternate No. 1 as stated above.