

ITEM #: 24  
DATE: 09-24-24  
DEPT: Fleet/P&R

**COUNCIL ACTION FORM**

**SUBJECT:**                    **CHANGE ORDER #13 - STEVEN L. SCHAIKER PLAZA**

**BACKGROUND:**

On May 24, 2022, City Council approved a contract with Henkel Construction Company for the construction of the Steven L. Schainker Plaza. As part of the approval, a change order of value engineering items was accepted that resulted in a deduction of \$159,900 from the contract. Since that time, construction has begun and Change Orders #2-4 were approved by staff. Change Order #5 was approved by City Council on April 11, 2023.

Since Change Order #5, staff has administratively approved Change Orders #6 through #12 except Change Order #11. Change Order #11 was for the removal and replacement of the ice ribbon which was never signed by the contractor.

A thirteenth change order has now been prepared. This change order is for plumbing revisions in the building, drainage slots in the dasher boards, and for the staining of the wood for the trellis wall. The plumbing revisions were for a location change of the eye wash station and a drain for the condenser, the addition of drainage slots in the dasher boards was an option presented for times when rain occurs while ice is present, and the staining was an option to improve the longevity and appearance of the trellis wall. **City staff believes that the changes are desirable adjustments to the project.**

According to the City’s Purchasing Policies, City Council approval is required for this change order. Shown below is a summary of the current budget for the project.

<b>Description</b>	<b>Funding</b>	<b>Expenses</b>	<b>Comments</b>
2021/22 GO Bonds	\$ 700,000.00		
2021/22 General Fund	1,484,624.00		
2022/23 GO Bonds	700,000.00		
2020/21 Local Option Sales Tax	200,000.00		
2020/21 Council Priorities Fund	1,000,000.00		
American Rescue Plan	450,497.00		
2021/22 Council Priorities Fund	739,579.00		
Engineering & Design		\$ 377,250.00	
Geotechnical/Survey		12,800.00	
3rd Party Testing Estimate		41,300.00	Change order for \$5,300 for estimated additional testing

FF&E Remaining		158,304.00	Estimated
Fiber, Security and Sound Project		55,242.35	Change order for \$3,546.35 for data racks
Construction Contract		4,633,000.00	
Change Order #1 - Approved with Award of Contract		(159,900.00)	Value Engineering Deductions
Change Order #2 - Administrative Approval		3,002.60	Investigating Fiber Duct that was not located originally
Change Order #3 - Administrative Approval		6,983.79	Intake changes due to fiber, deduct for light fixture types, and utility changes due fiber and foundations on site
Change Order #4 - Administrative Approval		28,737.05	Additional street light feeds (per Electric), removal of rubble buried on site, IDPH changes to the aquatics portion, a layout of traffic lines
Changer Order #5 - Council Approval		37,285.03	Modify water line for ice resurfacer, frost prevention under ice, remove driveway curb and gutter on Clark Ave., additional sidewalk due to City work
Changer Order #6 - Administrative Approval		5,806.49	Changes to aquatic design to meet IDPH standards
Changer Order #7 - Administrative Approval		5,882.60	Subdrains under entire ice rink and artificial turf
Changer Order #8 - Administrative Approval		5,135.04	Condenser changed from air cooled to water cooled
Changer Order #9 - Administrative Approval		10,168.40	Catch Basin in garage, drainage lines for splash pad, and fence modifications

Changer Order #10 - Administrative Approval		6,968.53	Solenoid valves for splash pad, removal of footing, and removal of curb
Changer Order #11 - Pending		-	Remove and replace concrete ice ribbon
Changer Order #12 - Administrative Approval		14,200.95	Lighting base increase, water line to condenser
<b>Change Order #13 - Pending Council Approval</b>		<b>7,296.83</b>	<b>Plumbing Revisions, drainage slots in dasher boards, and staining trellis wall</b>
Payment to Harold Pike Construction		8,500.00	Concrete work on Bank Property to match Plaza grading
<b>Remaining Contingency</b>		<b>16,736.34</b>	<b>Remaining - Started at \$164,650</b>
<b>Totals</b>	<b>\$ 5,274,700.00</b>	<b>\$ 5,274,700.00</b>	

**ALTERNATIVES:**

1. Approve Change Order #13 for Steven L. Schainker Plaza in the amount of \$7,296.83 to Henkel Construction Company, bringing the total contract cost to \$4,604,567.31.
2. Reject Change Order #13

**CITY MANAGER'S RECOMMENDED ACTION:**

**Construction, other than related to the Ice Ribbon, is progressing at the Downtown Plaza. Staff believes the changes reflected this Change Order #13 are desired improvements to the project. City policy requires approval by the City Council for this change order.** Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.