

ITEM #: 8
DATE: 12-17-24
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT: **FITCH FAMILY INDOOR AQUATIC CENTER
BID PACKAGE 22-1 - CHANGE ORDER #3**

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 which are referred to as Prime Contractors.

Bid Package 22-1 (Plumbing and HVAC Work) was awarded to Brockway Mechanical & Roofing Co., Inc., Des Moines, 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 \$4,184,363. Thus far, two change orders have been approved by staff:

Change Order #1 was approved by staff for updating the hydronic pumps flow in the deduct amount of \$2,320.

Change Order #2 was approved by the City Manager for Iowa Department of Public Health (IDPH) permit related items, relocation of storm drain during excavation, modifications made to the mechanical louvers and changes to glycol feed dual pump in the amount of \$38,702.

Change Order #3 has been prepared and is now presented to the City Council for approval. This change order, in the amount of \$12,066, includes the changes to the CO2 tanks and Authority Having Jurisdiction (AHJ) modifications required as it relates to the use of bulk CO2 tanks. **These items are a result of the City desiring bulk CO2 storage and directing RDG Planning and Design and Story Construction to make this change.**

The City's purchasing policy allows staff to approve change orders up to a cumulative total of \$50,000. Since the absolute value of the three change orders is over \$50,000, Change Order #3 needs Council approval. A summary of the costs for Bid Package 22-1 is shown below:

Summary of Bid Package 22-1, Plumbing & HVAC Work

Original Contract Amount	\$ 4,184,363
Change Order #1 (Hydronic Pump Flow Changes)	\$ - (2,320)
Change Order #2 (IDPH Permit Review Updates, Storm Drain Relocation, Mechanical Louver Modification, & Glycol Feed Dual Pump)	\$ 38,702
Change Order #3 (Pool CO2 & AHJ Modifications)	\$ 12,066
New Contract Value	\$ 4,232,811

The Contingency Budget for this project is \$2.1 million and a summary of the project Contingency Fund Balance is included as Attachment A. The project Contingency Fund Balance prior to this change order being executed is \$1,870,066.

ALTERNATIVES:

1. Approve Change Order #3 to Brockway Mechanical & Roofing Co., Inc, Des Moines, IA, Bid Package, 22-1 Plumbing & HVAC Work for the pool CO2 & AHJ modifications that was not anticipated in the contract for the Fitch Family Indoor Aquatic Center in the amount of \$12,066.
2. Reject the change order.

CITY MANAGER'S RECOMMENDED ACTION:

This change order is a result of the City desiring bulk CO2 storage and directing RDG Planning and Design and Story Construction to make this change. Because the cumulative total of this change order and past change orders exceeds \$50,000, Council approval is necessary to proceed with this change order. Therefore, it is the City Manager's recommendation that the City Council adopt Alternate No. 1 as stated above.

ATTACHMENT(S):

[Attachment A - Change Order Log - 12-17-24.pdf](#)