

ITEM #: 20  
DATE: 02-11-25  
DEPT: P&R

**COUNCIL ACTION FORM**

**SUBJECT: FITCH FAMILY INDOOR AQUATIC CENTER BID PACKAGE 06-1 -  
CHANGE ORDER #4**

**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 the selected contractor 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 06-1 (General Carpentry Work) was awarded to Lansink Construction, Inc., Johnston, Iowa. The award included the Base Bid plus Alternate #1 to add two multipurpose rooms, a walking area, two gender neutral restrooms, and Alternate #1A to change the walking area surface from a resinous epoxy surface to a cushioned vinyl material, in the amount of \$1,016,000. Thus far, three change orders have been approved by staff:

- Change Order #1 was approved by the City Manager for wet room door change and the addition of cubbies in the multipurpose and stretching rooms in the amount of \$42,129.
- Change Order #2 was approved by the City Manager for changing the design of door 115A in the Party Room East to FRP in the amount of \$2,858.
- Change Order #3 was approved by the City Manager for precast panel joint modifications, 6" storm drain relocation and changes to the interior finishes in the amount of \$3,021.

**Change Order #4 has been prepared and is now presented to the City Council for approval.** This change order, in the amount of \$3,995, includes modifications to the Check-in Area to include standing desk options. This item was the result of the City desiring two locations within the Check-in Area to provide staff with the option of sitting or standing when working the front desk. Staff directed RDG Planning & Design and Story Construction to make this change and obtain pricing from Lansink.

**The City's purchasing policy allows staff to approve change orders up to a cumulative total of \$50,000. Since the amount of this fourth change order brings the absolute value of all the change orders over \$50,000, Change Order #4 needs Council approval. With this approval, any future change orders will return to the staff level for approval, up to the \$50,000 limit.**

A summary of the costs for Bid Package 06-1 is shown on the next page:

### Summary of Bid Package 06-1, General Carpentry Work

<b>Original Contract Amount</b>		<b>\$ 1,016,000</b>
Change Order #1	Wet Room Door Change & Cubbies in Multipurpose & Stretching Rooms	\$ 42,429
Change Order #2	Updating door 115A to FRP	\$ 2,858
Change Order #3	Precast Panel Joint Modifications, 6" Storm Drain Relocation, changes to Interior Finishes	\$ 3,021
Change Order #4	Modifications to Check-In Standing Desk	\$ 3,995
<b>New Contract Value</b>		<b>\$ 1,068,303</b>

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 will be \$1,850,481.

#### **ALTERNATIVES:**

1. Approve Change Order #4 to Lansink Construction, Inc., Johnston, IA, Bid Package, 06-1 General Carpentry Work for modifications to the Check-in Area to include standing desk options for the Fitch Family Indoor Aquatic Center in the amount of \$3,995.
2. Reject the change order.

#### **CITY MANAGER'S RECOMMENDED ACTION:**

**This change order is a result of the City desiring to provide staff with both a sitting and standing option when working the front desk 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):**

[Change Order Log - 2-11-25.pdf](#)