

ITEM #:	29
DATE:	08-12-25
DEPT:	W&PC

COUNCIL ACTION FORM

SUBJECT: **WATER POLLUTION CONTROL FACILITY NUTRIENT REDUCTION
MODIFICATIONS PHASE 1 PROJECT - CHANGE ORDER #5**

BACKGROUND:

On August 13, 2024, City Council awarded a contract to Woodruff Construction for modifications to the Water Pollution Control Facility (WPCF). These modifications are the first of two construction phases that will ultimately enable the facility to achieve the goals of the Iowa Nutrient Reduction Strategy.

As is common with large construction contracts, this project has required multiple change orders. To date, four change orders have been approved for a combined total reduction in the contract price of \$232,863.68. Change Order #1 was approved by Council. Change Order numbers 2, 3, and 4 were approved at the staff level. **Details regarding the amounts of the change orders and the scope of each change are outlined below in Table 1.**

A fifth change order has been prepared and is ready for Council approval. It includes ten individual changes to the construction documents.

The most notable is changes to the valves in the raw wastewater pump station. The project called for the existing 36-year-old valves to be replaced with new valves. When the contractor was verifying the length of the valves prior to placing the order, it was discovered that the existing valves had a non-standard lay length, meaning that new valves would not fit without extensive piping modifications.

The consulting engineer and staff worked closely with the manufacturer of the original valves to develop a plan whereby the existing valves could be rebuilt to extend the useful service life of the valves. Replacement of the valves can thus be deferred until Phase 2 of the project in roughly ten years. The total for this item (deducting the original work and adding the modifications) is a deduction of (-\$69,199.15).

Among the other nine items in this change order are the addition of storage tanks for the drinking water system (+\$30,666.53), and changes to the planned replacement of the large gate valve in Control Box A (-\$33,472.00). The other individual items in the change order total (+\$31,261.59). **Combined, the net total of the ten changes is a reduction to the overall contract price of (-\$40,743.03).**

Table 1: Change Order Summary

<u>Change Order #1</u> Credit for Enviromix, fire alarms, canopy; reroute gate power circuit; expansion joint changes	(231,878.79)
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<u>Change Order #2</u> Modifications to the ceiling and lighting in portions of the Administration Building	(25,280.00)
<u>Change Order #3</u> Changes to Control Box A & B; changes to framing elements, reimbursement for special inspections	10,835.86
<u>Change Order #4</u> Changes to door framing; changes to ceiling tiles; changes to electrical outlets; additional painting requested by staff	13,459.25
<u>Change Order #5 - This Action</u> Changes to valves & piping in Structure 10; changes to reinforcing and electrical at Structure 20; add booster fan; casework changes in admin building; add (2) well supply tanks and well control modifications; modifications to gate valve in Control Box A; misc changes in Structure 20	(40,743.03)
Total Approved Change Orders (Including this action)	(\$273,606.71)

Table 2 below summarizes the overall project budget.

Table 2: Total Project Funding & Expenses

	Funding	Expenses
Prior Years		
FY 2023	1,000,472.42	
FY 2024	1,438,643.35	
FY 2025 Adjusted	26,610,884	
FY 2026	26,240,000	
FY 2027	7,250,000	
Engineering		6,038,000
Construction		
Original Contract		53,370,000
Change Order #1		(231,878)
Change Order #2		(25,280)
Change Order #3		10,836
Change Order #4		13,459
Change Order #5 - This Action		(40,743)
Owner Allowance (furnishings, etc.)		400,000
All Other Expenses		122,675
TOTAL	62,540,000	59,657,069
Owner's Contingency		2,882,931

The Clean Water State Revolving Fund (CWSRF) loan was approved in a not-to-exceed amount of \$65,185,000 to provide a cushion for unanticipated project changes and prevent unnecessary issuance costs associated with increasing the not-to-exceed amount as a separate action, should it be necessary. It should be noted that the SRF program is a reimbursement program, meaning that the City first spends the money, then the program reimburses for eligible expenses. This method ensures the City will only borrow for expenses the City Council has authorized and are necessary to complete the project, thus minimizing interest expense associated with the improvements.

ALTERNATIVES:

1. Approve Change Order #5 to the contract with Woodruff Construction for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the deduct amount of \$40,743.03.
2. Do not approve the change order. This would reject the recommended changes to the contract documents.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed changes are to improve the reliability and function of the Water Pollution Control Plant Modifications. The consultant, contractor, and city staff have worked closely together to come up with reasonable, cost-effective recommendations. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative 1 as described above.

ATTACHMENT(S):

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