

ITEM #:	<u>26</u>
DATE:	<u>10-14-25</u>
DEPT:	<u>W&PC</u>

COUNCIL ACTION FORM

**SUBJECT: WATER POLLUTION CONTROL FACILITY NUTRIENT REDUCTION
MODIFICATIONS PHASE 1 PROJECT - CHANGE ORDER #6**

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, five change orders have been approved for a combined total reduction in the contract price of \$273,606. **Details regarding the scope and amounts of each change order are outlined below in Table 1.**

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

The most notable is a change to the placement of a four-inch domestic cold water (DCW) line. The water line connects to all of the process buildings and is essential to provide pump seal water, grit washing, screenings washing, and other process needs. The construction documents called for the line to be intercepted and relocated in the vicinity of the Raw Water Pump Station. The plans showed where the line was believed to be located, based on old city drawings and staff's best recollections. Unfortunately, the line is not where it was expected. It is anticipated now that it is located further to the south, but that still needs to be confirmed.

City staff, the engineer, and the contractor have met to review an initial concept from the contractor to address the discrepancy and proposed relocation. The material was changed from ductile iron pipe to PVC, and the depth and alignment were modified to allow the relocated water line to be installed in the same trench as a new gas line.

It is important that the water line be relocated quickly. Doing so will allow a cost savings by installing the water line simultaneously with a natural gas line, instead of coming back later and trenching through the same space. Replacing the water line quickly is also on the critical path for the overall project schedule. It must be disconnected from the old Administration building and tied into the new Administration building before the old one can be demolished to make way for the new aeration basins.

It should be noted that the exact location of the water line is still unknown. **Instead of building a very conservative contingency into a lump sum cost change, staff is recommending that the work be approved on a time-and-materials basis.** This protects the City by ensuring that it only pays for the level of effort needed. This approach is also fair to the contractor by allowing them to be compensated for all of the work that they perform to fully

locate and tie in to the existing line.

The City has already contracted with the engineer to provide a full-time project reviewer on-site. That person will be charged with tracking the labor hours associated with this task. The contractor has confirmed that they will track the labor hours in a way that ensures the City is not paying a second time for the trenching and rock bedding that is already included with the gas line. **The total cost for this item is for time-and-materials in a not-to-exceed amount of \$115,247.35.**

Other items in this change order include: changes to the magnetic door hold open equipment and integration into the fire alarm system; changing the parking area paving from asphalt to concrete; credit for brass valve tags instead of stainless steel; credit for sandblasting and recoating a slide gate valve in the Raw Water Pump Station in lieu of removal and replacement; changes to the grade elevation for drainage and erosion control; provide corner guards in Admin building; and to provide fall protection devices in the new Grit Handling Building. **These other seven items result in a net reduction in cost of \$43,402.78. Combined, the net total of all eight items in Change Order No. 6 is an increase to the project costs of \$71,844.57.**

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)
<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</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)
<u>Change Order #6 - This Action</u> Integrate doors into fire alarm in Admin; change paving to PCC for (8) parking stalls; credit for brass tags vs stainless; credit for rehab slide gate valves in Structure 10 versus replacement; Structure 200 berm elevation changes; corner guards in Structure 200; changes to the 4" DCW line near the RWPs.	\$71.844.57
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		(40,743)
Change Order #6 - This Action		\$71,845
Owner Allowance (furnishings, etc.)		400,000
All Other Expenses		122,675
TOTAL	62,540,000	59,728,914
Owner's Contingency		2,811,086

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 #6 to the contract with Woodruff Construction for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the amount of \$71,844.57.
2. Do not approve the change order. This would reject the recommended changes to the contract documents and result in the loss of an essential water feed to the process buildings at the facility and other modifications to the project.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed changes are to maintain and improve the reliability and function of the Water Pollution Control Plant Modifications. In particular, the changes to the water line are to maintain a critical water feed into multiple process buildings on the campus. 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):

[CO 6wEncl-DRAFT.pdf](#)