

ITEM #: 18  
 DATE: 02-24-26  
 DEPT: W&PC

**COUNCIL ACTION FORM**

**SUBJECT: WATER POLLUTION CONTROL FACILITY NUTRIENT REDUCTION  
 MODIFICATIONS PHASE 1 PROJECT - CHANGE ORDER #8**

**BACKGROUND:**

On August 13, 2024, City Council awarded a contract to Woodruff Construction for modifications to the Water Pollution Control Facility (WPCF) in the amount of \$53,370,000. 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, seven change orders have been approved for a combined total reduction in the contract price of \$157,234.77. **Details regarding the scope and amounts of each change order are outlined below in Table 1.**

**An eighth change order has been prepared and is ready for Council approval. It includes six individual changes to the construction documents.**

**The most notable item is a cost difference credit for work that was previously approved under Change Order #6. In that change order, Council approved an allowance not to exceed \$115,247.35 to relocate a water line that was found to be in a different location than anticipated. The work was done on a time-and-material basis that ultimately totaled only \$79,597. Item 8c on this change order is to release the \$35,650.35 that was not used.**

**Item 8b on this change order is for changes to exterior door hardware. The style specified was not the style staff was anticipating. The engineer has agreed to provide a credit on their next invoice to offset the cost of the contract change (\$5,499.33).**

Other items in this change order include: relocating an overhead door in the maintenance garage; adding an automatic door opener to the exterior door leading into the mud room; adding corner guards throughout the administration building; and substituting a different style of programmable logic controller.

**Combined, the total of all six items in Change Order No. 8 is an increase to the construction contract of \$3,841.91. The additional offsetting credit from the engineer for the door hardware results in a net decrease to the overall project cost of \$1,657.42.**

**Table 1: Change Order Summary**

Change Order #1	
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</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
<u>Change Order #7</u> Add asbestos and lead abatement for demolition of old admin building; add remote control for trolley hoist; misc electrical changes; add door holder/closer; extend water line in grit building; additional fencing; removal of unknown foundation under old admin building; add additional wireless access points.	\$44,527.37
<u>Change Order #8 - <i>this action</i></u> Relocate overhead door; door hardware change; credit from water line relocation; door opener to Room 20012; add corner guards in admin building; substitute PLC type	\$3,841.91
<b>Total Approved Change Orders (Including this action)</b>	<b>(\$153,392.86)</b>

Table 2 below summarizes the overall project budget.

**Table 2: Total Project Funding & Expenses**

	<b>Funding</b>	<b>Expenses</b>
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		71,845
Change Order #7		44,527
Change Order #8 - <b>This Action</b>		3,842
Owner Allowance (furnishings, etc.)		400,000
All Other Expenses		122,675
<b>TOTAL</b>	<b>62,540,000</b>	<b>59,777,282</b>
<b>Available Contingency</b>		<b>2,761,717</b>

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 #8 to the contract with Woodruff Construction for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the amount of \$3,841.91.
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 maintain and 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):**

[CO 8&Encl\\_Scanned\\_Woodruff.pdf](#)