

ITEM #:	36
DATE:	06-09-26
DEPT:	W&PC

## COUNCIL ACTION FORM

**SUBJECT: WATER POLLUTION CONTROL FACILITY NUTRIENT REDUCTION  
MODIFICATIONS PHASE 1 PROJECT - CHANGE ORDER #9**

### **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, eight change orders have been approved for a combined total reduction in the contract price of \$153,391.16. Details regarding the scope and amounts of each change order are outlined below in Table 1.

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

**The most notable item is Item 9d on the attachment, which includes the removal and replacement of the "gate door" in Control Box A. This gate valve is critical, as it is the only way to shut off flow into the plant for maintenance or to protect the plant in the event of a hazardous spill into the sanitary sewer system. Replacement of the gate was anticipated and included in the original bid.**

**During the shop drawing review, the manufacturer of the gate strongly recommended that a heavier model be used than what was specified. To help decide whether to accept the manufacturer's recommendation, staff and the consultant performed an inspection of the portion of the existing gate door that was visible above the water line. It was determined that it was in good enough condition that replacement could wait until the second phase of the nutrient reduction modifications, and the gate replacement was removed from the contract as a part of Change Order No. 5.**

**However, when Control Box A was later taken out of service, it was found that the bottom interior of the gate - which was underwater and not visible during the previous inspection - had significant deterioration. Given the extent of the deterioration and the critical role this gate plays in controlling flow into the treatment plant, staff is recommending that replacement of the gate be added back to the contract, but with the heavier model recommended by the manufacturer. The gate's frame and valve stem are in good condition and will be reused. The contractor has provided a quote of \$87,442.62 to replace the gate door. Delivery of the gate is projected to be 18 weeks, so timely approval of the replacement is important to prevent impacts to the overall construction schedule and sequence of the contractor.**

Other items in this change order include: credit for eliminating crimp connectors in the Administration Building (-\$6,647.45); installation of a staff-requested sink in the maintenance shop (\$2,144.63); and credit for eliminating trapeze-style hangers for the energy recovery unit duct (-\$1,200.00). **Combined, the total of all four items in Change Order No. 9 is an increase to the construction contract of \$81,379.80.**

**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; <b>Deletion of gate valve in Control Box A (later restored as part of Change Order #9)</b> ; 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</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.	\$3,843.61
<b><u>Change Order #9 - this action</u></b> <b>Credit for eliminating crimp connectors; install water supply, drain, and install owner-supplied sink in shop; credit for eliminating hangers on energy recovery unit duct; remove and replace gate door in Control Box A.</b>	<b>\$81,379.80</b>
<b>Total Approved Change Orders (Including this action)</b>	<b>(\$72,011.36)</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		3,844
<b>Change Order #9 - This Action</b>		<b>81,380</b>
Owner Allowance (furnishings, etc.)		400,000
All Other Expenses		122,675
<b>TOTAL</b>	<b>62,540,000</b>	<b>59,858,665</b>
<b>Available Contingency</b>		<b>2,681,335</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 #9 to the contract with Woodruff Construction for the Water Pollution Control Facility Nutrient Reduction Modifications Phase 1 Project in the amount of \$81,379.80
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):**

[CO9.FOR SIGNATURE\\_to Council.pdf](#)