

COUNCIL ACTION FORM

**SUBJECT: BROOKSIDE PARK RESTROOM RENOVATION PROJECT
CHANGE ORDER #1**

BACKGROUND:

In November 2019, City Council awarded the Brookside Park Restroom Project to Henkel Construction, Ames, Iowa. **At that time, Council members also received a memo informing them of a future change order that would reduce the total cost of the project due to modifications to the door openings.** In addition, staff reviewed the project with Henkel Construction, and it was suggested that a change to the footing design would also reduce the cost of the project and provide an equal amount of structural support for the building.

As you will recall, the City contracted with ISG, Des Moines, Iowa for the engineering and design of the Brookside Park Restroom Renovation Project. After completion of the initial design, the Development Review Committee (DRC) provided direction to flood-proof the building in order to meet the Iowa DNR requirements because the building is in the Floodway. Therefore, the initial design was revised to flood-proof the doors and add a valve on the sanitary sewer line to prevent floodwaters from entering during a flood event.

Design specifications were sent to the Iowa DNR for review after the bid was awarded. The Iowa DNR replied and questioned if the walls of the structure were flood-proof certified by an Engineer. Staff responded that this was not the case. The Iowa DNR then provided two options to have the project approved. The first option would require the walls of the structure to be flood-proof certified by an Engineer, or the second option was to remove the flood-proof doors from the design and allow the structure to flood during flood events. Due to the age of the structure, City staff decided not to pursue flood-proofing certification of the structure and instead install standard doors.

A new application was sent to the Iowa DNR which included the removal of the flood-proof doors from the design. The Iowa DNR has since approved the variance for the project. **Therefore, staff communicated with Henkel Construction that standard doors would be installed instead of the flood-proof doors. A change order (Attachment A) was submitted by Henkel Construction and approved by ISG resulting in a cost reduction of \$40,000.**

Henkel Construction also provided another suggestion for cost reduction that included modifying the footing design to include Earth Formed Footings in lieu of Spread Footings, as was originally specified. **The Earth Formed Footings don't require as much excavation and provide the same structural support. ISG approved of the suggestion and redesigned the footings. The change in footing design results in**

an additional \$10,000 reduction to the overall cost of the project. See attachment A for complete details of the Change Order from Henkel Construction.

In reviewing the funding for the project, Council will recall that \$81,805 of Park Development was to be utilized to complete the project. If Council approves the change order, resulting in a cost savings of \$50,000, only \$31,805 of Park Development Funds would be needed to complete the project.

ALTERNATIVES:

1. City Council approve Change Order #1, which includes:
 - a. Installing Normal Hollow Metal Doors in lieu of Flood Proof Doors, resulting in a cost reduction of \$40,000; and
 - b. Installing Earth Formed Footings in lieu of Spread Footings resulting in a cost reduction of \$10,000 for the Brookside Park Restroom Project.

2. Refer back this issue back to the staff if a different approach is desired by the City Council.

CITY MANAGER'S RECOMMENDED ACTION:

Brookside Park is one of the most popular and well-known parks in Ames. This project came in over the estimated budget, but with the added funds from the Park Development Fund, it will be completed. With the changes to the doors and the footings, the building will not be compromised in any way, but will reduce the amount of Park Development Funds needed, thus allowing those funds to be used to complete future projects.

Therefore, it is the recommendation of the City Manager that the City Council approve Alternative #1 and thereby approve Change Order #1, which includes installing Normal Hollow Metal Doors in lieu of Flood Proof Doors, resulting in a cost reduction of \$40,000; and installing Earth Formed Footings in lieu of Spread Footings resulting in a cost reduction of \$10,000 for the Brookside Park Restroom Project.

Project: 1968A - Brookside Park Restroom Renov
 1325 6th St.
 Ames , Iowa 50010

Prime Contract Potential Change Order #001: CE #001 - Value Engineering Deduct

TO:	City of Ames 515 Clark Ave Ames Iowa, 50010	FROM:	Henkel Construction Company 208 East State St Mason City Iowa, 50401
PCO NUMBER/REVISION:	001 / 0	CONTRACT:	1 - Brookside Park Restroom Renov Prime Contract
REQUEST RECEIVED FROM:		CREATED BY:	Nick Sieck (Henkel Construction Company)
STATUS:	Pending - In Review	CREATED DATE:	3/24 /2020
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
		TOTAL AMOUNT:	(\$50,000.00)

POTENTIAL CHANGE ORDER TITLE: CE #001 - Value Engineering Deduct

CHANGE REASON: A

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #001 - Value Engineering Deduct
 Value Engineering

Earth Formed Footings in Lieu of Formed Spread Footings and Walls.
 Deduct of \$10,000

Normal Hollow Metal Frame and Doors in Lieu of FEMA Flood Proof Doors
 Deduct of \$40,000

ATTACHMENTS:

Approved By:

Name: _____

Date: _____