



REQUEST FOR COUNCIL ACTION

AGENDA DATE: 9-25-23

AGENDA ITEM: Consider change orders related to the IRA Civic Center Project

PREPARED BY: Tom Pagel, City Administrator

BACKGROUND:

Attached are 5 proposed change orders for the Civic Center project.

Please note that some elements of these change orders provide for work associated with renovations of the east lobby. As you know, east lobby renovations have been “on hold” until some of the larger, potential impacts on the project contingency were resolved. Those impacts are now better quantified, so it is timely to proceed with parts of the east lobby renovations. I should also point out that not all the proposed renovation work in the east lobby will be completed this fall. The work that can be scheduled for this fall is limited to electrical improvements, new flooring, and interior painting. Other work will be delayed until next spring because there is simply not enough time to get all the work done prior to the October opening of the east venue.

Each change order is briefly described below. Both the scope and cost of these change orders is substantial, so if you or the Council desire additional information, I will gladly answer any questions that may arise.

Change Order 12 for Work Scope 8 (Electrical) with Hart Electric:

- Has 3 components
- “Component 1” provides for additional audio controls in the upper lobby. This additional work will give the Civic Center Staff much more flexibility in customizing audio feeds to the multi-purpose rooms while maintaining audio options in other areas of the upper lobby. This work increases Hart’s contract by \$5,748.93.
- “Component 2” provides for connecting HVAC duct-flow detectors that currently exist in the east venue to the new alarm system being installed in the west venue. This work is consistent with the overall objective of having systems for “one building” rather than

separate systems for the east and west venues. This work increases Hart's contract by \$5,841.22.

- "Component 3" provides for electrical power and lighting improvements for the east lobby renovation. This work increases Hart's contract by \$8,406.20.
- In total, this change order increases Hart's contract by \$19,996.35.

Change Order 9 for Work Scope 7 (Mechanical) with Rapids Plumbing and Heating (RPH):

- Has 3 components
- "Component 1" provides for plumbing and HVAC modifications related to the remodeling of the north restrooms. (The restrooms are being converted from Men/Women to "family restrooms.") This work increases the RPH contract by \$6,081.05.
- "Component 2" provides for additional ductwork related to the relocation and structural reinforcement for RTU (roof-top unit) #2. This work increases the RPH contract by \$5,693.50.
- "Component 3" provides for furnishing and installing an ADA-compliant sink in the private suit. This work increases the RPH contract by \$1,614.63.
- In total, this change order increases RPH's contract by \$13,389.18.

Change Order 17 for Work Scope 3 (General Construction) with TNT Construction Group:

- Has 4 components
- "Component 1" provides for modifying one of the original ADA "bump-outs" to serve as the new press box. The principal work elements for TNT are more substantial wall construction, full-width countertop and trim, and features to allow power and data connections. This work increases TNT's contract by \$11,689.00.
- "Component 2" provides for various insulation and vapor barrier improvements. These changes will enhance the efficacy of the "building envelope." This work increases TNT's contract by \$12,441.00.
- "Component 3" provides for the construction of masonry and concrete stoops at all 3 of the emergency exit doorways on the west side of the building. The stoops will improve the functionality of the exits and will "tie-in" to future parking lot improvements. This work increases TNT's contract by \$22,880.00.
- "Component 4" provides for interior-only painting in the east lobby as a part of the overall east lobby renovation. This work increases TNT's contract by \$18,881.00.
- In total, this change order increases TNT's contract by \$65,891.00.

Change Order 18 for Work Scope 3 (General Construction) with TNT Construction Group:

- Is a part of the 2023 renovation in the east lobby.
- Provides for the installation of epoxy floor coatings in the lobby, adjacent rest rooms, east concessions, and other small spaces.
- Please note that this epoxy flooring is the same material that is being installed in the upper lobby.

- This work increases TNT's contract by \$61,275.00.

Finally, we have Change Order 4 for the dasher board contract with Becker Arena Products:

- This is a materials-only change order.
- At the Staff's request, Becker is proposing to furnish "polycarbonate lexan panels" to be installed as protective covers over advertising on the dasher boards.
- Arena staff will install the materials at the appropriate time.
- This change order increases Becker's contract by \$6,131.78.

The total net change to the project cost for all 4 of these change orders is an increase of \$166,683.31. Although this is a significant amount, sufficient funds remain in the project contingency to cover these costs.

REQUESTED COUNCIL ACTION:

Make a motion to approve the attached change orders.