

ITEM #:	1
DATE:	04-21-26
DEPT:	P&R

COUNCIL ACTION FORM

SUBJECT: FITCH FAMILY INDOOR AQUATIC CENTER BID PACKAGE 26-1 - CHANGE ORDER #16

BACKGROUND:

On January 23, 2024, the City Council approved the award of contracts for construction of the Fitch Family Indoor Aquatic Center. Since the City elected to use a Construction Manager (CM) approach for this project, fourteen different bid packages were issued for prospective bidders. As a reminder, this approach is different from bidding under the General Contractor (GC) method, where one bid package would have been distributed and each bidder would be responsible for the various subcontractors. Thus, with fourteen bid packages, the City entered into a contract with each of the fourteen successful bidders.

Bid Package: 26-1, Electrical, Communications, Electric Safety & Security Work: The low bidder, Van Maanen Electric, Inc., Newton, Iowa was awarded the Base Bid plus Alternate #1 and 2, in the amount of \$1,477,436. (Please note: alternate #1 is the addition of two multipurpose rooms, a walking area, and two gender neutral restrooms, and alternate #2 is adding heated sidewalk in front of the main entrance.)

The City requested mechanical equipment relocation; adding a stainless-steel rail at water slide; adding boiler e-stops and carbon monoxide detectors; and making miscellaneous electrical changes. The electrical bid package contractor will complete the electrical modifications within the facility. Potential change orders (PCO-069, PCO-084, PCO-088, and PCO-089) were issued by the design team with work completed once approved.

Change orders #1-6 and #8-15 were previously approved and reported on the bimonthly change order report and **change order #7** was approved by City Council on October 14, 2025 and are summarized below:

Change Order #	Work Completed	Amount
1	Pool Permit, Structural & Mechanical Revisions	\$21,953
2	Transformer Relocate	\$14,237
3	Electrical Revisions for AHU-1, Fixture SWA Dimming	\$ 4,679
4	Exterior Signage Lighting Controls	\$ 1,007
5	Pool Trench Float Alarm	\$ 1,356
6	Auto Door Operators Corridor 108	\$ 959
7	ICN Fiber Optic	\$ 9,040
8	New Fixture Type DB	\$ 2,411
9	TV Mount Heights	\$ 1,049

10	Thickened Slab at 110	\$ 483
11	Audio/Visual Media, Touch Pads, Antenna, Mic	\$15,144
12	Aquatic Storerooms HVAC & Boiler Breaker Voltage	\$ 8,348
13	Distributed Antenna Systems & Combo Starter EF-1A	\$(2,412)
14	Admin Suite Microwave Circuit & BFP Flood Prevention Valve Alert	\$ 1,524
15	Emergency Stops Added Location & AV Webcast Change	\$ 7,233
	Total of previously approved change orders	\$87,011

Staff is seeking approval of **Change order #16** for the mechanical equipment relocation; adding a stainless-steel rail at water slide; adding boiler e-stops and CO detectors; and making miscellaneous electrical changes in the amount of \$17,430. This cost is inclusive of the labor, equipment and materials needed to complete each of these four items identified above.

Summary of Bid Package 26-1, Electrical, Communications, Electric Safety & Security Work

Original Contract Amount	\$1,477,436
Prior Approved Change Orders	\$ 87,011
Increase Contract by CCO-16	\$ 17,430
New Contract Value	\$1,581,877

ALTERNATIVES:

1. Approve Fitch Family Indoor Aquatic Center Bid Package, 26-1 Change Order #16 to Van Maanen Electric, Inc., in the amount of \$17,430.
2. Do not approve Fitch Family Indoor Aquatic Center Bid Package, 26-1 Change Order #16 to Van Maanen Electric, Inc.
3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

Design for the Fitch Family Indoor Aquatic Center Project began in 2023 with a goal of keeping construction costs for the base bid to under \$20.5 million. Staff had worked diligently with RDG Planning and Design and Story Construction during this time to design a project that will meet the needs of residents of Ames and central Iowa, yet be energy efficient, minimize maintenance needs, utilize quality materials, and maximize programming opportunities.

This change will address mechanical equipment relocation; adding a stainless-steel rail at water slide; adding Boiler e-stops and CO detectors; and making miscellaneous electrical changes within the facility. Therefore, it is the City Manager's recommendation that the City Council adopt Alternate No. 1 as stated above.