

ITEM #: 31
DATE: 03-24-26
DEPT: P&R

COUNCIL ACTION FORM

SUBJECT:

FITCH FAMILY INDOOR AQUATIC CENTER BID PACKAGE 06-1 - CHANGE ORDER #13

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, 14 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 the selected contractor would be responsible for the various subcontractors. Thus, with 14 bid packages, the City entered into a contract with each of the 14 successful bidders which are referred to as Prime Contractors.

Bid Package 06-1 (General Carpentry Work) was awarded to Lansink Construction, Inc., Johnston, Iowa. The award included the Base Bid plus Alternate #1 to add two multipurpose rooms, a walking area, two gender neutral restrooms, and Alternate #1A to change the walking area surface from a resinous epoxy surface to a cushioned vinyl material, in the amount of \$1,016,000. Thus far, twelve change orders have been approved:

- Change Order #1 was approved by the City Manager for wet room door change and the addition of cubbies in the multipurpose and stretching rooms in the amount of \$42,129.
- Change Order #2 was approved by the City Manager for changing the design of door 115A in the Party Room East to FRP in the amount of \$2,858.
- Change Order #3 was approved by the City Manager for precast panel joint modifications, 6" storm drain relocation and changes to the interior finishes in the amount of \$3,021.
- Change Order #4 was approved by the City Council for modifications to the Check-in Area to include standing desk options in the amount of \$3,995.
- Change Order #5 was approved by staff add sink countertop brackets in the amount of \$1,639.
- Change Order #6 was approved by staff to add wood blocking to support curtain wall header at CW09 in the amount of \$752.
- Change Order #7 was approved by staff to add waterproof material to the exterior of the aquatic mechanical room 112 in the amount of \$1,167.
- Change Order #8 was approved by staff to change the configuration of Changing 108F to a roll-in shower enclosure in the amount of \$2,653.
- Change Order #9 was approved by the City Manager for Donor Wall Design and Installation in the amount of \$33,224.
- Change Order #10 was approved by the City Manager add shower tile in the changing room at additional elevations in the amount of \$2,597.

- Change Order #11 was approved by the City Manager for adding manual roller shade in the Aquatic Manager's Office 113C in the amount of \$1,103.
- Change Order #12 was approved by the City Manager to change the folding seat product and change the sanitary dispenser from a locked side swing door to one that opens from the top in the amount of \$3,329.

Change Order #13 has been prepared and is now presented to the City Council for approval. This change order, in the amount of \$10,732, includes the addition of stainless steel railing at the water slide per City Inspection in the recreation pool. Staff directed RDG Planning & Design and Story Construction to make this change and obtain pricing from Lansink.

The City's purchasing policy allows staff to approve change orders up to a cumulative total of \$50,000. Since the amount of this change order brings the absolute value of the most recent change orders over \$50,000, Change Order #13 needs Council approval. With this approval, any future change orders will return to the staff level for approval, up to the \$50,000 limit.

A summary of the costs for Bid Package 06-1 is shown below:

Summary of Bid Package 06-1, General Carpentry Work

Original Contract Amount		\$1,016,000
Change Order #1	Wet Room Door Change & Cubbies in Multipurpose & Stretching Rooms	\$ 42,129
Change Order #2	Updating door 115A to FRP	\$ 2,858
Change Order #3	Precast Panel Joint Modifications, 6" Storm Drain Relocation, changes to Interior Finishes	\$ 3,021
Change Order #4	Modifications to Check-In Standing Desk	\$ 3,995
Change Order #5	Add Sink Countertop Brackets	\$ 1,639
Change Order #6	Add Wood Blocking to Support Curtain Wall Header at CW09	\$ 752
Change Order #7	Add Waterproof Material to the Exterior of the Aquatic Mechanical Room 112	\$ 1,167
Change Order #8	Change the Configuration of Changing 108F to a Roll-In Shower Enclosure	\$ 2,653
Change Order #9	Donor Wall Design and Installation	\$ 33,224
Change Order #10	Add Shower Tile in the Changing Room at Additional Elevations	\$ 2,597
Change Order #11	Add Manual Roller Shade in the Aquatic Manager's Office 113C	\$ 1,103
Change Order #12	Revise Folding Seat Product and Sanitary Dispenser to top loading	\$ 3,329
Change Order #13	Add stainless-steel railing at the water slide in the recreation pool per City Inspection	\$ 10,732
New Contract Value		\$1,125,199

ALTERNATIVES:

1. Approve Fitch Family Indoor Aquatic Center Bid Package, 06-1 Change Order #13 to Lansink Construction, Inc., in the amount of \$10,732.
2. Do not approve Fitch Family Indoor Aquatic Center Bid Package, 06-1 Change Order #13 to Lansink Construction, Inc.
3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

This change order is a result of the City desiring to provide a stainless steel railing at the water slide in the natatorium and directing RDG Planning and Design and Story Construction to make this change. Because the cumulative total of this change order and past change orders exceeds \$50,000, Council approval is necessary to proceed with this change order. Therefore, it is the City Manager's recommendation that the City Council approve Alternate No. 1 as stated above.