

**BUSINESS OF THE CITY COUNCIL  
WINDSOR HEIGHTS, IOWA  
AGENDA STATEMENT**

Item No. 12  
For Meeting of 12-07-09

**ITEM TITLE:** Consideration of a resolution authoring an additional work change order for the Windsor Heights Community Center construction contract with Prostruct, bringing the new approved spending level to \$1,775,000 from \$1,600,000.


**CONTACT PERSON:** Marketa George Oliver, City Administrator

**SUMMARY EXPLANATION**

During the June 1<sup>st</sup> meeting of 2009 the council approved a contract with Prostruct to construct the new Community Center at an amount not to exceed \$1,600,000. Since that time, some additional work has been identified as needed to add to the general contract. The additional work will include adding three new pilasters (bollards) to the north end of the construction site, along the sidewalk. These will match the ones on the west side of Colby Park along the parking lot and make electricity available in that area. The cost for the addition of the bollards is \$43,733.83.

In addition, this change order will add closed circuit security cameras both inside and outside the building and add audio and visual equipment inside and outside the building. The addition of this security and audio video equipment to the general contract will also necessitate the addition of a small storage closet inside the storage area so this equipment can be secure from public access. The security and audio visual piece of this change order (around \$129,645) was always a need for the community center, and at the outset of the contract, the City had intended to engage vendors to conduct this work. However, at this point, it appears to be a more advantageous to include this item under the scope of the general contractor for consistency and schedule coordination. The City will continue to be able to identify its audiovisual and security vendors. These vendors, however, will now coordinate with the general contractor directly, instead of having third party coordination through the City.

Moving the not to exceed amount up to \$1,775,000 will also include purchasing some benches, garbage cans, planting pots and some trees and shrubs in select locations surround the community center. Staff is currently working on the planting materials and locations. This change order will also add the community center appliances to the general contractor's contract. At this point, the contractor is estimating the additional work will cost roughly \$175,000. The change order includes purchasing equipment, additional electrical conduit work and labor, etc. Originally, the audio equipment and kitchen appliances were going to be purchased outside of the general contract. The contractor is also requesting an additional 2 weeks be added to the contract, allowing for more time to finish the project. The additional time will still allow for the City to have a grand opening on July 4<sup>th</sup> of this year, when the City was planning on opening the facility, and will enable the facility to be fully operational, with security in place at the time of the general contractor's substantial and final completion dates. The grant proceeds we received from the I-Jobs grant will help cover these costs.

<input checked="" type="checkbox"/> Resolution _____ Ordinance _____ Contract _____ Other (Specify) _____
Funding Source <u>Colby Park fund</u>
APPROVED FOR SUBMITTAL _____ <div style="text-align: right;"> City Administrator</div>

**STAFF RECOMMENDATION:** Approve submittal and pass resolution on a roll call vote.

**COUNCIL ACTION:**

**RESOLUTION NO. 09-1207/**

CONSIDERATION OF A RESOLUTION AUTHORIZING AN ADDITIONAL WORK CHANGE ORDER FOR THE WINDSOR HEIGHTS COMMUNITY CENTER CONSTRUCTION CONTRACT WITH PROSTRUCT, BRINGING THE NEW APPROVED SPENDING LEVEL TO \$1,775,000 FROM \$1,600,000.

WHEREAS, the City strives to provide high quality and aesthetically environment and well-built infrastructure and amenities for its residents and visitors; and,

WHEREAS, the City entered into an agreement with Calhoun Burns and Associates and Baldwin White Architects for construction plans for the Colby Park Community Center; and,

WHEREAS, bids were open to construct the Community Center and the city received seven viable bids with Prostruct winning with the low bid; and

WHEREAS, some additional work needs to be added to the general contractors scope of work in order; and

WHEREAS, the City wished to proceed with this project as quickly as possible;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Windsor Heights, Iowa, that the City Council authorizes the Mayor to modify the agreement with Prostruct to add additional work to the new Community Center at Colby Park in an amount not to exceed \$1,775,000 with an additional two work weeks.

PASSED AND APPROVED THIS 7th DAY OF DECEMBER, 2009.

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David J. Sullivan, Mayor

ATTEST:

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Marketa George Oliver, City Administrator/Clerk