



City of Muscatine

ITEM NUMBER 2025-0040

AGENDA ITEM SUMMARY

DATE: 2/6/2025

STAFF

Blake Allington, Program Supervisor
Jeff Limburg, Athletic Facilities Supervisor
Kevin Coon, City Engineer
Andrew Fangman, Assistant Community Development Director
Richard Klimes, Parks and Recreation Director

SUBJECT

Request to Approve Change Order #1 for the Muscatine Indoor Sports Complex Project.

EXECUTIVE SUMMARY

Request to approve change order #1 for the Muscatine Indoor Sports Complex Project in the amount of \$448,341.38 and to adjust the project substantial completion date to August 29, 2025..

STAFF RECOMMENDATION

City Staff recommends approving change order #1 as requested.

BACKGROUND/DISCUSSION

Presented for City Council's consideration is change order #1 for the Muscatine Indoor Sports Complex Project. The change order request in the amount of an additional \$448,341.35 is being requested due to several additional costs and one deduction not realized during the project bid process. Additionally, the change order also recognizes the request to change the substantial completion date of the project to August 29, 2025. Of the \$448,341.38 change order request, the City is responsible for \$233,413.03. The project engineering firm of record will be covering the remaining cost and will be paying the City directly for the balance of the change order. The completion date change was requested in order to control project costs due to project delays which caused excessive winter work and additional general contractor condition costs to the project.

CITY FINANCIAL IMPACT

The original Muscatine Indoor Sports Complex Project construction contract was approved at \$6,954,600.00. Alternate #1 in the amount of \$265,300.00, which would have raised the dome

height, was accepted then rejected due to the additional anticipated cost of adding the air conditioning and insulation components to the project. These items were inadvertently left out of the bid documents by the project engineering service. Change order #1 will bring the project contract total to \$7,402,941.38. The City will receive a refund in the amount of \$214,928.35 from the engineering firm to help offset the change order increase. Additionally, the City has received additional project donation commitments from two local businesses in the amount of \$487,000.00 to help further offset the additional current and future project costs. We do anticipate additional change orders which will be brought to the City Council for approval as they are processed. Total project public funds and private donations committed to date equal \$8,009,000.00. The total project expenditures to include the general contract, change order #1, engineering services, project incidental costs(Soil geo report, builders risk insurance, soil compaction testing, concrete testing) and internal operations items already procured equal \$7,638,960.55. To date, the project City/County/State funding amount equals \$4,322,000.00 and the project private donation funding amount equals \$3,687,000.00.

ATTACHMENTS

1. Budget Estimate PR3 - PR4 - PR6 - 1-28-25
2. Dome Change Order #1



Budget Estimate

Project Name: Muscatine Sports Complex Project No.: 24-2-025
Location: Muscatine, IA Date: 28-Jan-25
Bill To: City of Muscatine Initiated By: PR 3, PR 4, PR 6
Type: Lump Sum X Time & Material _____ Time & Material NTE Revision 2

Description of Work:

Budget price to adjust air supported fabric dome to base bid height, add insulation and A/C. Price includes refrigeration piping to support added condensing units. Pricing includes general conditions and request for a schedule extension of 161 calendar days to the project schedule for a revised completion date of 8/29/25.

COST BREAKDOWN

ITEM	COST	
Merit - General Conditions	\$	166,586.00
Heuer Construction - Costs for PR 3	\$	6,597.00
Heuer Construction - Demobilization, Remobilization and Readymix Price Escalation	\$	23,578.00
Yeadon Domes - Revise dome height and ADD Insulation and A/C	\$	262,757.00
Winger - Costs for PR 6	\$	44,785.00
Subtotal	\$	\$ 504,303.00
OH/P - Subcontracted Work - 5%	\$	\$ 16,885.85
OH/P - Self Performed Work - 10%	\$	\$ 16,658.60
Total	\$	\$ 537,847.00

Respectfully submitted,

MERIT CONSTRUCTION COMPANY

Elias Schroeder

Accepted

City of Muscatine

By: _____

Date: _____



Change Order

1

PROJECT NAME: Muscatine Indoor Sports Complex **PROJECT #:** 24310

Merit Construction Company	401 S Houser Street, Muscatine, IA	01/03/25
Customer Name	Ship-To Address	Date

CHANGES : Description of the added/deleted/revise Work**WORK:**

Adjusted back to Base Bid Height, Added Foil Faced Double Bubble Wrap Insulation, including Installation, Reduced Inflation Unit Sizes, added (2) each Chambers, A/C Condensers and Coils ((Not Including Piping and Specialties).

REASON FOR CHANGES:**LIST OF SUPPLEMENTAL INFORMATION/DRAWINGS (ATTACHED):****CONTRACT SUM:**

1	Add Bubble Wrap Insulation and Installation (Supervision, Labor and Equipment).	\$154,909.00
2	Add 2each, Chambers, and 2each 60T A/C Condensers & Coils (Not Including Piping and Specialties)	\$254,550.00
3	Deduct: Reduce Inflation Units from 2each 3.25 MBTU to 2 each 2.40 MBTU w/ 24k CFM	-\$42,780.00
4		
5		
6		
7		
8		
Taxes Not Included		Taxes

Total Change: \$262,757.00Contract Sum **PRIOR** to this Change (including previously approved Change Orders):

\$1,548,677.00

Contract Sum **AFTER** to this Change:

\$1,811,434.00

CONTRACT DURATION:Substantial Completion Date **PRIOR** to this Change (including previously approved Change Orders):Substantial Completion Date **AFTER** this Change:**TOTAL CHANGE:**

days + or -

APPROVALS:**CHANGE SUBMITTED BY:****APPROVED BY:**

CUSTOMER SIGNATURE:

CUSTOMER NAME:

DATE:

YEADON SIGNATURE:

YEADON NAME:

DATE:

YEADON PROJECT MANAGER SIGNATURE:

YEADON PM NAME:

DATE:

City of Muscatine – Height Comparison

	Base Bid	Design Option 2	Design Option 4	Alt #1
Height	87'	116'	119'-6"	126"
Interior Clearance @ 8' in from Grade Beam	13'-3"	26'	28'	30'-9"

Total w/ BW Insulation and adjusted Inflation Equipment

Difference from Base Bid plus Alt #1

\$4,757	\$77,507	\$100,686	\$127,318
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Total w/ Insulation, Adjusted Inflation Equipment and Future A/C (Chamber Only)

Difference from Base Bid plus Alt #1:

\$50,757	\$135,007	\$158,186	\$184,818
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Total w/ Insulation, Adjusted Inflation Equipment and A/C (Coil and Condensers)

Difference from Base Bid plus Alt #1:

\$259,307	\$375,387	\$398,566	\$425,198
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Other Cost Considerations:

GC Mark Up (TBD) - Based on Contracted Change Order Pricing

Piping and Specialties - Not included and provided by Others ~\$15,000 - \$20,000 each unit, Total: ~\$30,000 - \$40,000

Verify electrical service size: 2 each, 70 Ton, 140 Tons, RLA: ~162, Total of 324, MCA: ~178, Total of 356, MOP: 220, Total of 440.

Mech Pad Size Inflation units are ~12' - 16' wide x 26' - 27' Long (w/ A/C Chamber), ~8 shorter without A/C Chamber

Condenser Size: ~8' - 10' x 12' - 14"

Pricing exercise helps illustrate how ALT 1 is accounted for in costs for AC and Insulation. If ALT 1 dome height was not eliminated costs would have been over 400K.



DATE: 10/31/2024

PROPOSAL

2360 BYPASS 61
MUSCATINE, IA 52761
PHONE: 563-264-8533
FAX: 563-263-4331

PROPOSAL NO. 3868

PAGE NO. 1 OF 1 PAGES

PROPOSAL SUBMITTED TO: MERIT CONSTRUCTION COMPANY

JOB NAME: INDOOR SPORTS COMPLEX

ATTN: ELIAS SCHROEDER

JOB LOCATION: MUSCATINE, IOWA

EMAIL: ESCHROEDER@IABUILDER.COM

PROPOSAL REQUEST 003

REVISIONS TO THE MECHANICAL PADS AND VEHICLE AIR LOCK—SL4

INCREASE OF \$6,597.00

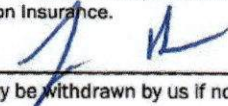
WE PROPOSE to furnish material and labor – complete in accordance with above specifications for the sum of

SIXE THOUSAND FIVE HUNDRED NINETY SEVEN DOLLARS & 0/100 (\$ 6,597.00)

Payment to be made as follows:

PAYMENT TERMS SAME AS GENERAL CONTRACTORS

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature 

Note: This proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____

Signature: _____



PLUMBING SHEETMETAL PROCESS PIPING SERVICE AND MAINTENANCE
FIRE SPRINKLER SYSTEMS MILLWRIGHTS ELECTRICAL DATA TECHNOLOGY

PROPOSAL NO: 25-1216-MM-MC

Date: 12-16-24

To: Merit Construction

Project Name: Muscatine Sports Complex (Air Conditioning Install)

Location: Muscatine, IA.

Acknowledged Addendum(s):

Winger Companies (hereinafter designated as "Winger") propose to furnish material, labor, construction, insurance, and benefits for specified scopes below as a lump sum price for the above referenced project, as follows:

SCOPE OF WORK

Winger proposes to provide and install the following to complete the above referenced project as outlined below: Per drawings AS-7, spec sheets from York, and spec section 23 2300.

- Run the appropriate size ACR piping for the refrigerant lines, from both AHUs to the condensers.
- Use the correct isolation clamps and uni-strut for the hangers, and insulate the refrigerant lines.
- Provide and install all of the accessories provide by the vendor, and the accessories Winger will provide. (TXV's, isolation valves, etc....)
- Perform a pressure test and evacuate the system.
- After evacuation is complete, we will verify the correct amount of refrigerant, and charge the system with R-454B.

EXCLUSIONS

1. Equipment provided by others
2. No power wiring (460V) is included to the condensers.
3. No structural steel or concrete is included.
4. No startup of equipment is included.

CLARIFICATIONS

1. All work to be done during normal working hour between 7:00am-3:30pm. Monday-Friday.

Base Bid Price: \$44,785.00



PLUMBING SHEETMETAL PROCESS PIPING SERVICE AND MAINTENANCE
FIRE SPRINKLER SYSTEMS MILLWRIGHTS ELECTRICAL DATA TECHNOLOGY

All balances are due in full within thirty (30) days of the invoice date. Past due balances will accrue interest at the rate of 2% monthly. If collection requires litigation, we will be entitled to reimbursement for reasonable attorney fees and court costs incurred.

This proposal is valid for thirty (30) days from date of issue.

Regards,

Marc McLaughlin

Winger Companies

Service/Project Manager

By signing this proposal, the client below has agreed to the proposed scope of work and cost. This proposal will become an attachment to all subcontracts.

Company: _____

Print Name: _____

Signature: _____

PO NO.: _____

Date: _____

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Change Order

PROJECT: <i>(Name and address)</i> Muscatine Indoor Sports Complex Muscatine, IA	CONTRACT INFORMATION: Contract For: General Construction Date:	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: January 30, 2025
OWNER: <i>(Name and address)</i> City of Muscatine 215 Sycamore Street Muscatine, IA 52761	ARCHITECT: <i>(Name and address)</i> I and S Group, Inc 217 E 2nd St Suite 110 Des Moines, IA 50309	CONTRACTOR: <i>(Name and address)</i> Merit Construction Company 1000 29th Avenue SW Cedar Rapids, IA 52404

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Contract Sum Changes based on COR 001 - Storm Sewer Conflict

Change from RCP to HDPE- ADD \$18,742.58

Contract Sum Changes based on COR 002 - Proposal Request 01 Heuer Construction

Furnish material and labor- ADD \$40,757.00

Aggregate base course depth changed to 4" of base stone and 2" of finishing stone - DEDUCT \$153,776.00

Contract Sum Changes based on COR 003 - RFI 06 Sanitary Cleanout Spacing

Add One Sanitary Cleanout. ADD \$1,575.00

Contract Sum Changes based on COR 005 - RFI 04 Existing Irrigation Handhole Conflict with the Fire Lane

Repair 3" conduit for irrigation controls and Ireland wires in controller. ADD \$1,159.41

Contract Sum Changes based on COR 006 - RFI 05 MUSCO lighting junction box in fire lane

Relocate hold box to avoid new drive and additional wire. ADD \$ 2,035.94

Contract Sum Changes based on Budget Estimate PR3 - PR4 - PR6 - 1/28/25

Merit General Conditions: ADD \$166,586.00

Heuer Construction Costs for PR 03: ADD \$6,597.00

Heuer Construction Demobilization, Remobilization and Readymix Price Escalation: ADD \$23,578.00

Yeadon Domes Removal of Alternate 01 + Addition of Insulation and Air Conditioning: ADD \$262,757.00

Winger Costs for Proposal Request 06: ADD \$44,785.00

Markup Amounts based on Budget Estimate PR3 - PR4 - PR6 - 1/11/25

+5% On Subcontractor work: ADD \$16,885.85

+10% on General Contractor work: ADD \$16,658.60

Total Change Order Amount: \$448,341.38

The original Contract Sum was	\$ 6,954,600.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 6,954,600.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 448,341.38
The new Contract Sum including this Change Order will be	\$ 7,402,941.38

The Contract Time will be increased by One hundred and sixty one (161) days.

The new date of Substantial Completion will be August 29, 2025

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract

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User Notes:

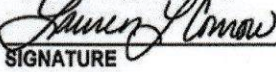
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Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

I & S Group, Inc (ISG)

ARCHITECT (Firm name)



SIGNATURE

Lauren Corrow, Project Manager

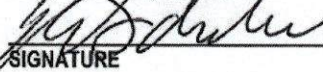
PRINTED NAME AND TITLE

January 30, 2025

DATE

Merit Construction Company

CONTRACTOR (Firm name)



SIGNATURE

Elias Schroeder, Project Manager

PRINTED NAME AND TITLE

2/4/25

DATE

City of Muscatine

OWNER (Firm name)



SIGNATURE

MATTHEW T. MARCUSE

PRINTED NAME AND TITLE

2-7-2025

DATE