

MARSHALLTOWN

— I O W A —

Joel Greer, Mayor
Jessica Kinser, Administrator
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TO: Mayor Greer and City Council
FROM: Heather Thomas, Public Works Director
DATE: September 12, 2022
RE: Airport Hangar, Terminal, and Site Improvements – Change Order #11,
ARP 19-001/ARP 19-002 (*Use ARP 19-001 for PO*)

Policy Issue: Change orders must be approved by City Council if the change order increases the cost of the project by more than \$25,000.

<input type="checkbox"/> Goal 1: Expand and improve development	<input checked="" type="checkbox"/> Goal 3: Continually improve the City's organization & services
<input checked="" type="checkbox"/> Goal 2: Enhance Marshalltown's public image	<input type="checkbox"/> Goal 4: Partner with others to improve quality of life

Specific Objective/Action:

Goal 2: Objective 2 – Design and construct capital projects which enhance the aesthetics of the community & Goal 3: Objective 2: Develop comprehensive plans for City infrastructure and improvements.

Recommendation:

Staff recommends approval of Change Order #11.

Budget Impact:

Change order #11 increases the cost of the project \$5,086.66.

There are still a few minor items that are unknowns and incoming bills for work the city is performing as part of this project as "By Owner" items such as the connection of utilities, signage, etc. We have done our best to estimate what some of those Owner costs may be but some are still forthcoming. Current projections of [local cost if Change Order #11 is approved is \\$2,010,051.70](#). Local funding for this project is provided through [bond funding which currently stands at \\$2,057,631.00](#) once premium and interest earned is including. We are anticipating a \$4,061.90 Alliant Energy rebate and will find out if we were awarded \$16,666 in CARES funds towards back project reimbursement in June of 2023. We are also in the process of negotiating a potential deduct in contract price for minor scratches on the hanger in the order of approximately \$36,000 that will be forthcoming at a future city council meeting.

In short, [we believe this Change Order is within the budget we have set aside for this project](#). Future change orders will continue to be evaluated in relation to the budget as this project continues to closer to completion.

CITY COUNCIL

Al Hoop, Gabriel Isom, Barry Kell, Mike Ladehoff,
Jeff Schneider, Gary Thompson, Dex Walker



Description/Background:

Change Order #11 includes the following changes:

- a. COR 026 – Switch out a lockset on the one of the rooms. The specified lock does not allow for it to be unlocked and remain unlocked. The use of the room is such that the tenants would like the door to be able to be unlocked so a key is not needed to be used every time (multiple times a day) access is needed to this room.
- b. COR 027 – The addition of sidewalk to the ASOS room. The project relocated the ASOS equipment to a newly constructed room in the existing hangar attached to the current terminal with an exterior door. The design provided for a stoop outside the exterior door but did not connect that to proposed pavement. The NWS who has equipment in that room requested a path to the room, which the city feels is a reasonable request.
- c. COR 028 – Switch out the sensor for the soffit can lights located at the exterior doors to the terminal. Design specified these to be controlled off an occupancy sensor. Owner and tenant desires these lights to be controlled off a photocell so they are on when outside light conditions are dark. This will provide visibility for users of the airport to know which door to use to enter the terminal.

Attachments:

ARP 19-001, Change Order #11

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