



City Council Memorandum

To: Mayor Fasbender & City Councilmembers
From: Chris Jenkins, Parks & Recreation Director
Date: May 20, 2024
Item: Arena Change Order

Council Action Requested: Approve Change Order #3 for the Arena Refrigeration Project.

Background Information: During a portion of the demolition of the mechanical rooms, ground penetrating radar (gpr) was used to identify layout and depth of existing electrical conduits in the concrete floor slab. This procedure could not have been done prior with all of the refrigeration equipment in place, so was completed, as planned, after equipment removal.

It was discovered that many of the conduits were within the concrete slabs and not in the sub-grade as expected. This situation required much additional and more delicate work to expose those conduits so they could be preserved.

Along with the electrical conduit was a need to install a floor drain, required by building code, which again had to be carefully routed around all of the shallow electrical conduit.

This work has already been performed, this change order authorizes the expense to be added to the contract and staff to pay the contractors.

Financial Impact: The extra expense is \$20,018.00.

Advisory Commission Discussion: N/A

Council Committee Discussion: N/A

Attachments:

- Change Order #3



Client: City of Hastings
Project: Hastings Civic Arena Renovation

Change Order No: 3
5/13/24

The Contract is Changed as Follows:

During demolition of the refrigeration plant, it was discovered that the concrete floor had numerous conduits running under the concrete, through the concrete, and through equipment pads. This was an unforeseen situation that wasn't apparent until Ground Penetrating Radar (GPR) was used to find the extent of the conduits. Multiple trades experienced increased costs. They are listed below:

- 1) Conduit penetrates a wall and goes straight down into the floor. This wall penetration was hidden behind an existing tank and was not visible prior to removal of the tank. Saw cutter was required to chip concrete around floor penetration so electrical contractor could reroute conduit. If left as-is, this will be a code violation so it must be corrected.
2) The abundance of conduits will require the saw cutter to do more chipping and less cutting - resulting in increased labor. Also, a longer than planned trench will need to be cut and repoured to avoid many of the underground conduits.
3) The plumber needed to reroute his drain tie-in to a cleanout located outside the mechanical room. This was a longer piping run than was designed because historical plans were not accurate. Abundance of buried conduits required the path to run underneath a wall vs through a doorway.
4) The Ground Penetrating Radar contractor was required to make multiple extra trips to mark all of the conduits, and to coordinate with saw cutter, electrical, mechanical and plumbing contractors. When drain lines were not sized as print stated, a new path had to be found for a new drain tie in.
5) When rerouting gas line, a gas flange on the main line was found to have a leak. Apex paid for reroute. Added charge is only for replacement of the piece that had leak, and added fitter labor.
5) Increased Apex trips / labor for contractor coordination and onsite meetings, creation / processing of change orders to subs.

Table with 2 columns: Description and Amount. Rows include Original Contract Value (\$217,391.00), Net Prior Change Orders (\$5,019,483.89), Contract Value Prior to this Change Order (\$5,236,874.89), This Change Order Add (Deduct) (\$20,018.00), and New Contract Value after Change Order (\$5,256,892.89).

Contract Time will be increased by zero (0) days.
The Date of Substantial Completions changes as follows:

NOT VALID UNTIL SIGNED BY THE CONSTRUCTION MANAGER, CONTRACTOR AND OWNER

Apex Facility Solutions, SBC
Construction Manager

Owner

By (Signature)

By (Signature)

Mark Rasmussen
By (Typed)

By (Typed)

Date

Date