City Council Communication

Department: Community Development Case/Project No.: N/A	Resolution No. 25-_____	City Council: June 23, 2025

Subject/Title

Resolution to approve a change order in the amount of $82,120 since it exceeds the approval threshold of a Director. Also, a resolution to approve the cost of disposal fees to the landfill in the amount of $136,985.21.

Location

813 22nd Avenue, Council Bluffs, Iowa

Background/Discussion

On April 7, 2025, the City Council approved a contract with D&D Construction in the amount of $196,250 for the contaminated soil cleanup at the former Reliance Battery Factory. Now, a change order in the amount of $82,120 has been submitted for work completed and necessary to ensure all of the contaminated soil is removed. There were a few areas onsite that the contamination went further down into the soil than expected, so additional cubic yardage of excavation and soil removal were necessary.

During the soil cleanup, Eocene Environmental Group was on site monitoring the excavation. Because of the nature of the project, submitting the change order prior to work completion was not possible.

The costs of the disposal fees at the landfill were unknown at the time of bid due to the unknown amount of contaminated soil that would need to be removed. The approved contract states that the landfill should bill the City directly to avoid third party cost increases. Therefore, the City paying the disposal fees is fulfilling that portion of the contract. The current amount billed to the City is for $136,985.21. It is anticipated that there will be additional disposal fees due to findings of additional soil contamination, but additional fees should not exceed $25,000.

The change order amount and the cost of the landfill will be paid for with the $500,000 EPA Brownfields Cleanup Grant, and CDBG funds, including a $100,000 CDBG match which was a requirement for the EPA Grant.

The final project financials can be summarized approximately as follows:

Original Contract Amount	$196,250.00
Change Order #1 for Additional Mitigation	$82,120
Final Contract Amount	$278,370
Retainage Due to Contractor	$13,480.00
Landfill Costs	$136,985.21

Staff Recommendation

Approve the resolution to pay change order #1 in the amount of $82,120 for work completed by D&D Construction for soil cleanup at the former Reliance Battery Factory site. Also, a resolution to approve the cost of disposal fees to the landfill in the amount of $136,985.21.

Attachments

1. Change order from D&D Construction signed by Eocene Environmental Group.
2. Resolution to approve a change order in the amount of $82,120 for additional soil cleanup.
3. Resolution to approve the cost of landfill in the amount of $136,985.21.

Submitted by: Dessie Redmond, Housing & Economic Development Planner, Community Development Department
Approved by: Courtney Harter, Director of Community Development