City of Carroll

112 E. 5th Street Carroll, Iowa 51401-2799 (712) 792-1000 FAX: (712) 792-0139

MEMO TO: Honorable Mayor and City Council Members

FROM: Mike Pogge-Weaver, City Manager MJP-W

DATE: November 30, 2018

SUBJECT: Update on Library/City Hall project and possible action

During demolition for the Library addition, unsuitable soils were found along with an old basement floor and building wall. This morning (Nov 30th), a conference call was held with Badding Construction; OPN Architects; Shuck Britson, the structural engineer for the project; and CTS, the geotechnical engineer. A change to the plans is needed to remove part of the old building wall and the old concrete basement floor will need to be broken up so moisture can penetrate it.

Since this issue was just discovered and the plan to address this issue has just been developed, an exact cost estimate to correct the situation is not yet available from Badding Construction. It is expected that a cost estimate will be available by Noon on Tuesday and will then be presented to the Council at their meeting on Tuesday.

Staff will also take this opportunity to update the Council on the project and various other issues that have been encountered up to this point. The City does have a project contingency of $362,000. The cost to address the various issues that have been identified is well under the contingency the City has for the project.