

ITEM # 11  
DATE: 07-15-08

**COUNCIL ACTION FORM**

**SUBJECT: CITY HALL AND COMMUNITY CENTER DOORS**

**BACKGROUND:**

When City Hall was purchased and renovated in 1988-1990, great efforts were taken to recreate the original external architecture of the 1938 Ames High School building. At that time, the present wood exterior doors were installed along with many other building renovations. Although Public Works staff has maintained these doors on an annual basis, the condition of the doors has progressively deteriorated due to moisture, temperature extremes, and exposure to sunlight. As a result, the doors need to be replaced. Funding for this project has accumulated over the last several years in the Capital Improvements Plan (CIP).

Given the specialized nature of this project, architectural services were sought from RDG Rudi Lee Dreyer, which specializes in restoration of historic buildings and working on projects with similar scopes. Fees of \$27,000 have previously been approved for the architectural services required to submit the grant application, construction documents, project bidding, and construction administration.

On September 11, 2007, Council authorized submittal of an application for a Historic Site Preservation Grant (HSPG) for partial funding of this project. The maximum of \$100,000 in grant funds was requested and awarded by the State Historical Society on February 12, 2008.

Project expenses, including labor and materials, are estimated as follows:

Cost of finished wood doors	\$ 80,400
Cost for door hardware	\$ 42,000
New door frames, repairs, and painting	\$ 57,200
Door operators and miscellaneous	\$ 8,900
15% Contingency	\$ 28,275
Architectural Services	<u>\$ 27,000</u>
Estimated project costs	\$243,775

**The entire City share of \$143,775 has been identified within the City Hall Improvements program from CIP years 2005-2009.**

**ALTERNATIVES:**

1. Approve the plans and specifications for the City Hall Doors Replacement project by establishing August 5, 2008, as the date of letting and August 12, 2008, as the date for report of bids.
2. Reject the project.

**MANAGER'S RECOMMENDED ACTION:**

It is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving the City Hall Door Replacement project by establishing August 5, 2008, as the date of letting and August 12, 2008, as the date for report of bids.