

ITEM # 26  
DATE: 08-12-08

**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).

A Historic Site Preservation Grant (HSPG) of \$100,000 was requested and awarded by the State Historical Society on February 12, 2008. 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 meet the grant stipulations, complete the construction documents, and provide construction administration.

On Tuesday, August 5, 2008 bids were received as shown, below. These bid amounts include the alternate to add automatic door operators at the north public access to the Police Department. Summaries of expenses and funding sources are also shown.

<u>Bidder</u>	<u>Amount</u>
Engineer's Estimate	\$217,000
R.H. Grabau Construction, Inc.	\$189,258
HPC, L.L.C.	\$208,900

Summaries of expenses and funding sources are also shown.

<u>Expenses</u>		<u>Funding Sources</u>	
Construction	\$ 189,258	HSPG	\$ 100,000
Architect	27,000	CIP (2005-2009)	143,775
Contingency	27,517	Total	243,775
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**ALTERNATIVES:**

- 1a. Accept the report of bids for the City Hall Doors Replacement project.
  - b. Approve the final plans and specifications for the City Hall Doors Replacement project.
  - c. Award the City Hall Doors Replacement project to R.H. Grabau Construction, Inc. in the amount of \$189,258.
2. Reject the bids.

**MANAGER'S RECOMMENDED ACTION:**

Favorable bids were received that are below the engineer's estimate and within budget. Accepting the bids and moving to award the project should facilitate substantial completion of the project by December 31, 2008.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving the final plans and specifications, and awarding the City Hall Doors Replacement project to R.H. Grabau Construction, Inc. in the amount of \$189,258.