

**COUNCIL ACTION FORM**

**SUBJECT: AMES COMMUNITY DEVELOPMENT PARK SUBDIVISION 4<sup>TH</sup> ADDITION (SOUTH BELL AVENUE)**

**BACKGROUND:**

This subdivision lies south of Ames Community Development Park Subdivision, 3<sup>rd</sup> Addition, and north of Dayton Park Subdivision, 5<sup>th</sup> Addition, along South Bell Avenue. The area was recently established as an Urban Renewal Area and Tax-Increment Financing (TIF) District for the specific purpose of the development of this subdivision. The subdivision includes 14 lots created by the final plat that range in size from about 1.3 acres to 5.3 acres.

This project consisted of connecting S. Bell Avenue (approximately 1,314 feet in length) and constructing two cul-de-sac streets (each approximately 350 feet in length) east of S. Bell Avenue. Included with this project was the installation of City sanitary sewer, storm sewer, and water mains. Public improvement plans also included conduit, handholes, and footings for street lights. Installation of the street light poles and luminaires were coordinated by Electric Services.

On March 10, 2009, City Council awarded the contract to Keller Excavating of Boone, Iowa, in the amount of \$736,497.50. Construction of Division I for the TIF funding work was completed in the amount of \$771,241.58. Construction of Division II, Local Funding, which was completed in the amount of \$1,469.95 from available General Obligation Bond proceeds, was for work associated with connecting to the existing water and sewer systems. Because this work was done outside of the Urban Renewal District boundaries, TIF funding was not used for these connections.

The total final cost of construction for both Divisions totals \$772,711.53. Construction administration expenses were in the amount of \$61,700. This brings total estimated costs to \$834,411.53.

**ALTERNATIVES:**

1. Accept the Ames Community Development Park Subdivision 4<sup>th</sup> Addition Public Improvement project (South Bell Avenue) as completed by Keller Excavating of Boone, Iowa, in the amount of \$772,711.53.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

This project has been completed in accordance with the City's approved plans and specifications.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the Ames Community Development Park Subdivision 4<sup>th</sup> Addition Public Improvement project (South Bell Avenue) as completed by Keller Excavating of Boone, Iowa, in the amount of \$772,711.53.