

**COUNCIL ACTION FORM**

**SUBJECT: COMPLETION OF WOOD WINDOW RESTORATION PROJECT FOR AMES PUBLIC LIBRARY**

**BACKGROUND:**

On August 13, 2013, Scott Petersen Construction, Inc. was awarded a contract for restoration of the original wood windows in the 1904 and 1940 sections of the Ames Public Library. The contract called for a professional restoration contractor to abate lead-based paint, to make needed repairs, to refinish, repair or replace window hardware, to properly re-install and weather strip the original wood windows, and to order and install energy-efficient exterior storm windows.

Three change orders were processed during the course of the project. Change Order No. 1 was approved by the City Council to allow for complete stripping of the interior wood finish on 57 large window sashes and 31 small window sashes. Change Orders No. 2 and 3 were administratively approved by staff. Change Order No. 2 allowed for a storm window upgrade recommended by the architect. Change Order No. 3 added work on the brick lintels above 50 windows; removal and replacement of caulking between window sills and stone sills on 29 windows; restoration of head trim (to the ceiling) on 10 windows; and some extra work on window stops and damaged sashes. Construction has now been completed at a total cost of \$181,405.

Original contract amount	\$125,860
Change order #1	\$ 38,250
Change order #2	\$ 4,750
Change order #3	\$ <u>12,545</u>
Final contract amount	\$181,405

The Library's architect, Kate Michaud of MSR, and construction advisor, Brad Heemstra of Integrity Construction, have inspected and approved the work. Below is a summary of the difference in cost from replacing to preserving the wood windows.

**Contract Changes**

Scott Petersen Construction for preservation	\$181,405.00
Other expenses incurred in preservation process	\$27,143.00
Credits to remove new windows from original contract	<u>(\$80,238.00)</u>
Additional cost to preserve windows	\$128,310.15

**ALTERNATIVES:**

1. Accept completion of the contract with Scott Petersen Construction, Inc., for Ames Public Library Wood Window Restoration Project at a total cost of \$181,405 and authorize final payment to the contractor.
2. Delay acceptance of this project.

**MANAGER'S RECOMMENDED ACTION:**

All of the work included in the contract with Scott Petersen Construction, Inc., has now been completed and the Library's representatives have certified completion. The contractor has provided documentation pertaining to the disposal of lead-based paint.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting completion of the contract with Scott Petersen Construction, Inc., for Ames Public Library Wood Window Restoration Project at a total cost of \$181,405 and authorizing final payment.