

COUNCIL ACTION FORM

SUBJECT: SUNSET RIDGE SUBDIVISION – 5th ADDITION PAVING

BACKGROUND:

Sunset Ridge Subdivision is the residential development located north of Lincoln Way at the west corporate limits. As part of the original Developer's Agreement approved by City Council in 2005, the developer was responsible for costs associated with utility and street extensions within the subdivision, and the City would bear the costs of the extra width and thickness of the pavement for the collector streets (Wilder Avenue and Westfield Road). After this agreement was approved, Iowa bid laws were updated to require that, for a project receiving any City funding, the *entire project* must be bid by the City as a public improvement. This change led the City to work with developers to come up with comparable trade-off projects to meet the intended financial agreements.

On October 23, 2012, City Council approved a supplemental agreement with the Sunset Ridge developers that included a revised cost-sharing method to meet the City's financial obligations. This trade-off is equivalent to the estimated extra width and thickness costs of the pavement for Wilder Avenue and Westfield Road within the subdivision. This agreed upon project was for construction of the asphalt pavement within Sunset Ridge Subdivision, 5th Addition.

On September 24, 2013, City Council awarded the project to Manatts, Inc. of Ames, in the amount of \$144,060. One balancing change order, a deduction in the amount of \$6,927.52, was administratively approved by staff, and construction was completed in the amount of \$137,132.49. Construction administration costs were \$8,235, bringing total project costs to \$145,367.49.

The project was financed with unobligated G.O. Bonds remaining from the completed 2010/11 Concrete Street Pavement Improvements program, with a total of \$192,586 available. Remaining bond funding will be used for future projects.

ALTERNATIVES:

1. Accept the Sunset Ridge Subdivision – 5th Addition HMA Paving as completed by Manatts, Inc. of Ames, Iowa, in the amount of \$137,132.49.
2. Direct staff to pursue modifications to this project.

MANAGER'S RECOMMENDED ACTION:

The project has now been completed in accordance with approved plans and specifications. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.