

COUNCIL ACTION FORM

SUBJECT: COMPLETION OF CONTRACT WITH A&P/SAMUELS GROUP, A JOINT VENTURE, FOR AMES PUBLIC LIBRARY RENOVATION AND EXPANSION

BACKGROUND:

On January 14, 2013, a construction contract was awarded to A&P/Samuels, A Joint Venture, in the amount of \$12,543,350 for the renovation and expansion of Ames Public Library. Over the construction period, 23 change orders totaling \$957,509 were approved, bringing the final contract sum to \$13,500,859.

In June 2015, Samuels Group was granted partial release of retainage in the amount of \$525,084. The Samuels Group has now completed all punch-list items and is requesting final acceptance and payment of retainage in the amount of \$149,958. The library's architect, MSR, has inspected the work and issued a letter of acceptance.

ALTERNATIVES:

1. Accept completion of the contract with A&P/Samuels, A Joint Venture for Ames Public Library Renovation and Expansion at a total cost of \$13,500,859 and authorize final payment in the amount of \$149,958.
2. Delay acceptance of this project.

MANAGER'S RECOMMENDED ACTION:

The work included in the contract with A&P/Samuels, A Joint Venture, has now been completed and the library's architect has issued a letter of acceptance.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting completion of the contract with A&P/Samuels, A Joint Venture for Ames Public Library Renovation and Expansion at a total cost of \$13,500,859 and authorizing final payment.

Item	Approved by	Date	Amount	Contract Sum
Original Contract	City Council	1/14/2013		\$ 12,543,350
Change Order 1	Library	4/23/2013	(13,850)	\$ 12,529,500
Change Order 2	Library	3/22/2013	1,184	\$ 12,530,684
Change Order 3	Library	4/16/2013	13,603	\$ 12,544,287
Change Order 4	City Council	7/9/2013	(22,714)	\$ 12,521,573
Change Order 5	City Council	8/13/2013	79,082	\$ 12,632,526
Change Order 6	City Manager	10/1/2013	31,871	\$ 12,632,526
Change Order 7	City Council	10/22/2013	21,637	\$ 12,654,163
Change Order 8	City Council	11/26/2013	47,318	\$ 12,701,481
Change Order 9	Library	12/3/2013	19,541	\$ 12,721,022
Change Order 10	City Council	1/14/2014	56,043	\$ 12,777,065
Change Order 11	Library	1/28/2014	229,929	\$ 13,006,994
Change Order 12	City Manager	3/31/2014	31,934	\$ 13,038,928
Change Order 13	City Council	5/21/2014	7,657	\$ 13,046,585
Change Order 14	Library	7/23/2014	0	\$ 13,046,585
Change Order 15	City Manager	7/2/2014	40,670	\$ 13,087,255
Change Order 16	City Council	7/22/2014	19,222	\$ 13,106,477
Change Order 17	City Manager	7/24/2014	47,424	\$ 13,153,901
Change Order 18	City Council	9/9/2014	94,813	\$ 13,248,714
Change Order 19	City Manager	10/8/2014	46,641	\$ 13,285,355
Change Order 20	City Council	10/27/2014	36,230	\$ 13,331,585
Change Order 21	City Manager	12/18/2014	49,005	\$ 13,380,590
Change Order 22	City Council	3/3/2015	103,641	\$ 13,484,231
Change Order 23	Library	4/13/2015	16,628	\$ 13,500,859