

**COUNCIL ACTION FORM**

**SUBJECT: IOWA STATE UNIVERSITY RESEARCH PARK PHASE III –  
ROADWAY PAVING**

**BACKGROUND:**

To facilitate the ISU Research Park Phase III expansion, the City hired Shive-Hattery to design needed utility and roadway improvements. The roadway improvements were primarily funded by a Revitalizing Iowa's Sound Economy (RISE) Grant, as approved by City Council on October 14, 2014. A tax increment financing (TIF) district has been created to finance the local matching funds for the roadway, as well as for all of the utility infrastructure costs.

On May 12, 2015, Council awarded the project to Manatts, Inc. of Brooklyn, Iowa in the amount of \$4,607,745.60. Change Order No. 1 (in the amount of \$6,260.10) was for base stabilization. Change Order No 2. (in the amount of \$10,754.50) was to construct a winter pedestrian/bike detour. Change Order No. 3 adjusted the project complete date and Change Order No. 4 (in the amount of \$32,736.86) was to change the seeding type and specifications to meet current city specifications.

City Council will need to approve Change Order No. 5, the balancing change order, which is a reduction of \$63,582.11 along with final acceptance of the project. **Construction was completed in the amount of \$4,593,914.95** along with engineering, administration and land acquisition of \$689,087.00 brings total roadway costs to \$5,283,001.95.

	<b>Funding</b>	<b>Estimated Expenses</b>
RISE Grant (Roadway)	\$4,010,728	
TIF Abated GO Bonds	\$2,938,990	
<b>Roadway Construction (This Contract)</b>		\$4,593,914.95
Engineering/Administration/Land Acq. (Road)		\$689,087.00
Water Main (Accepted 5-10-16)		\$378,811.28
Sanitary Sewer (Accepted 5-10-16)		\$409,116.19
Electric Reloc. (City of Ames Electric – Reimb.)		\$228,403.60
Engineering/Administration (Utilities)		\$157,500.00
<b>Totals</b>	<b>\$6,949,718</b>	<b>\$6,456,833.02</b>

**ALTERNATIVES:**

- 1a. Approve Change Order No. 5, the balancing change order, for the University Research Park Phase III – Roadway Paving.
  - b. Accept the University Research Park Phase III – Roadway Paving, as constructed by Manatt's Inc. of Brooklyn, Iowa, in the amount of \$4,593,914.95.
2. Direct staff to pursue modifications to the project.

**MANAGER'S RECOMMENDED ACTION:**

This project was completed in accordance with the approved plans and specifications and is within the approved budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as noted above.