

COUNCIL ACTION FORM

**SUBJECT: 2015/16 WEST LINCOLN INTERSECTION IMPROVEMENTS
 (FRANKLIN AVENUE)**

BACKGROUND:

This project is for constructing left-turn lanes and installing redesigned traffic signals at the Franklin Avenue/Lincoln Way intersection. A traffic impact report for the South Fork Subdivision justified these improvements. Since the project was first introduced in the 2014/15 Capital Improvements Plan (CIP), the project scope was expanded to include widening Lincoln Way to a 5-lane section eastward to South Wilmoth Avenue. This was done in response to the City’s development agreement with the Aspen Heights housing development being constructed at 205 S. Wilmoth Avenue. Also, this project will widen Lincoln Way westward to Marshall Avenue, which will make Lincoln Way a continuous 5-lane section from S. Wilmoth Avenue through Dakota Avenue.

Bids for the project were received as follows:

Bidder	Bid Amount
Engineer’s Estimate	\$1,835,254
Con-Struct, Inc.	\$1,797,793

Project costs have been divided into three divisions to delineate the financial responsibilities of the parties involved: 1) The City of Ames, 2) the developer of the South Fork Subdivision, and 3) the developer of the Aspen Heights project. After receiving bids, the revised revenues and expenses for this project are estimated to be as follows:

<u>Revenues</u>		<u>Expenses</u>				
Fund	Amount	Activity	West Expansion Division 1	Franklin Intersection Division 2	Aspen Heights Division 3	Subtotal
Road Use Tax	\$160,000	Design	\$43,896	\$76,700	\$58,798	\$179,394
Developer Contributions	\$842,874	Land	\$11,080	\$169,721	\$62,120	\$242,921
Iowa DOT TSIP	\$500,000	Construction	\$301,059	\$1,104,475	\$392,259	\$1,797,793
G.O. Bonds	\$900,000	Administration	\$21,075	\$77,314	\$27,459	\$125,848
Total	\$2,402,874	Total	\$377,110	\$1,428,210	\$540,636	\$2,345,956

Contingency = \$56,917 ≈ 9% (City funded construction activities only, Developers pay their own overages)

The financial table above now reflects accepted land offers from all affected property owners. It should be noted that on April 11, 2017, staff met with TOMCO’s owners to finalize the offer. The owners were very cooperative and the meeting was a positive step towards better understanding their issues with the project as it affects their two properties along Lincoln Way. The result of that meeting was mutually agreeable where

TOMCO accepted the \$102,000 purchase offer while the City agreed to certain project details, among which included individual accesses along the north side of Lincoln Way to maintain their truck deliveries as well as maintaining visibility for their business sign on the south. A detailed breakdown of land costs has been provided below:

Owner/Business Name	Address	Accepted Offering
KAH I, LLC (Family Video, DoctorsNow)	3407 Lincoln Way	\$30,614.00
Iowa Ice Company, LLC	3339 Lincoln Way	\$9,000.00
TOMCO, LLC (Uni Mart, Papa John's)	3335 Lincoln Way	\$41,241.00
Stonebrook Community Church	3329 Lincoln Way	\$46,467.00
Dotson Family Trust - A	104 Colorado Avenue/103 Wilmoth Avenue	\$8,293.20
TOMCO Partnership (Phillip 66)	3406 Lincoln Way	\$60,759.00
First National Bank	3334 Lincoln Way	\$28,107.20
Breckenridge Group Ames Iowa, LLC ¹	205 S. Wilmoth Avenue	\$0.00
Marcia M. Barber, and Jolene R. Beveridge and Richard D. Beveridge	3316 Lincoln Way	\$7,360.00
Clinic Building Company, Inc. (McFarland)	3600 Lincoln Way	\$6,800.00
Lincoln Park Co-Op, Inc.	3502 Lincoln Way	\$4,280.00
Total Land Cost		\$242,921.40

1. Land for ROW is to be dedicated as part of development agreement

ALTERNATIVES:

1. For the 2015/16 West Lincoln Intersection Improvements (Franklin Avenue) project:
 - a. Approve purchase agreement with KAH I, LLC
 - b. Approve purchase agreement with Iowa Ice Company, LLC
 - c. Approve purchase agreement with TOMCO, LLC
 - d. Approve purchase agreement with Stonebrook Community Church, Ames, IA
 - e. Approve purchase agreement with Dotson Family Trust - A
 - f. Approve purchase agreement with TOMCO Partnership
 - g. Approve purchase agreement with First National Bank
 - h. Approve purchase agreement with Marcia M. Barber, and Jolene R. Beveridge and Richard D. Beveridge
 - i. Approve purchase agreement with Clinic Building Company, Inc.
 - j. Approve purchase agreement with Lincoln Park Co-Op, Inc.
 - k. Award the project to Con-Struct, Inc. of Ames, IA in the amount not to exceed \$1,797,793.

2. Reject bids and do not proceed with the project at this time.

CITY MANAGER’S RECOMMENDED ACTION:

Now that all land purchase agreements have been successfully negotiated within the project budget the project can move forward with an anticipated completion in fall 2017.

Awarding the project will also meet the expectations of the developers of the South Fork Subdivision and Aspen Heights that this project will be completed in 2017.

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