

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 and includes 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. This will make Lincoln Way a continuous 5-lane section from S. Wilmoth Avenue to Dakota Avenue.

At the May 23, 2017 meeting, **City Council awarded the contract to Con-Struct, Inc. of Ames, Iowa in the amount of \$1,797,793.00.**

Throughout the project design, coordination with the Aspen Heights development was made to ensure that the connection between the two projects would match. Due to field adjustments from the Aspen Heights construction, a difference in elevation of approximately 2-3' was created between the development landscaping, and the path adjacent to Lincoln Way. **Staff approached the developer to find out how they wanted to resolve the problem and their preference was to build a retaining wall at their own expense.** The quote for this work from the project contractor was \$64,500.

Additionally, certain measured field quantities exceeded the anticipated design quantities resulting in a cost increase totaling \$28,779.70. This was mostly due to additional subbase work and additional PCC pavement quantities.

The total change order amount is \$93,279.70. City Purchasing Policies and Procedures states that change orders \$50,000 or above require City Council approval.

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 this change order, the revised revenues and expenses for this project are estimated to be as follows:

Revenues

Fund	Amount
Road Use Tax	\$160,000
<u>Developer Contributions</u>	
South Fork Dev. ¹	\$302,238
Aspen Heights Dev.	\$609,651
Iowa DOT TSIP	\$500,000
G.O. Bonds	\$900,000
Total	\$2,471,889

Expenses

Activity	West Expansion		Franklin Intersection		Aspen Heights	Subtotal
	Division 1 (City)	Division 2 (City)	Division 2 (Dev.)		Division 3 (Dev.)	
Design	\$43,896	\$76,700			\$58,798	\$179,394
Land	\$11,080	\$169,721			\$62,120	\$242,921
Construction	\$329,839	\$552,238	\$552,238		\$456,759	\$1,891,073
Administration	\$23,089	\$77,314			\$31,974	\$132,377
Total	\$407,904	\$875,973	\$552,238		\$609,651	\$2,445,765

1. The agreement with Division 2 (South Fork) specifies that construction costs only are split 50/50 with the City after the \$500,000 safety grant has been applied. $(\$1,104,475 - \$500,000) / 2 = \$302,238$.

ALTERNATIVES:

1. Approve Change Order No. 1 in the amount of \$93,279.70
2. Do not proceed with the change order and direct staff to pursue additional alternatives.

CITY MANAGER'S RECOMMENDED ACTION:

By approving this change order, the developer can then proceed with reimbursement for the wall and quantities will be updated to reflect work performed.

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