

COUNCIL ACTION FORM

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

BACKGROUND:

This project was for constructing left-turn lanes and installing a new 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, the project scope was expanded to include widening Lincoln Way to a 5-lane section eastward to South Wilmoth Avenue. This was due to the City's development agreement with the Aspen Heights (Breckenridge housing development) 205 S. Wilmoth Avenue.

On May 23, 2017, City Council awarded the project to Con-Struct, Inc. of Ames, Iowa in the amount of \$1,797,793. There were three change orders throughout the project, including the balancing change order, which resulted in a total project increase of \$87,977.26. The majority of this increase was to build a retaining wall along the Breckenridge project (which is 100% developer funded) **This brings the total cost for construction to \$1,885,763.36.** A summary of the change orders is as follows:

Change Orders	Division 1	Division 2	Division 3	Totals
CO 1	28,779.70		64,500.00	93,279.70
CO 2	620.00	7,730.41	840.00	9,190.41
CO 3 [Balancing]	(1,204.85)	20,988.45	(34,283.35)	(14,499.75)
Subtotal	28,194.85	28,718.86	31,056.65	87,970.36

Revenues and expenses for this program are shown below:

Revenues

Fund	Amount
Road Use Tax	160,000
Developer Contributions	893,595
Iowa DOT TSIP	500,000
G.O. Bonds	900,000
Total	2,453,595

Expenses

Activity	West Expansion Division 1	Franklin Intersection Division 2	Aspen Heights Division 3	Subtotal
Design	43,896	76,700	58,798	179,394
Land	-	189,240	65,014	254,254
Construction	329,254	1,133,194	423,316	1,885,763
Administration	23,233	79,962	29,870	133,065
Total	396,383	1,479,095	576,998	2,452,477

The two different developers involved with this project had separate financial responsibilities. The South Fork Subdivision, under management of Pinnacle Properties, is responsible for half (50%) of the construction costs only of the Franklin Intersection portion of the project shown under Division 2. The City agreed to share equally the Iowa DOT Traffic Safety funds with Pinnacle Properties to help reduce the financial burden of the improvement. The Aspen Heights property, under the management of Breckenridge Development, is responsible for 100% of Design, Administration, Land Acquisition, and Construction shown under Division 3. The table below summarizes these cost responsibilities:

Activity	City of Ames	Pinnacle Properties	Breckenridge	Total
Design	120,596		58,798	179,394
Land	189,240		65,014	254,254
Construction	1,145,851	316,597	423,316	1,885,763
Administration	103,195		29,870	133,065
Total	1,558,881	316,597	576,998	2,452,477

It should be noted that Pinnacle Properties has already paid \$200,000 of their obligation. Therefore, the remainder (\$116,597) will be invoiced after final acceptance of the project as well as Breckenridge’s portion of the project.

ALTERNATIVES:

1. Accept the 2015/16 West Lincoln Intersection Improvements (Franklin Avenue) project as completed by Con-Struct, Inc. of Ames, IA in the amount of \$1,885,763.36, thereby approving Chang Orders No. 1, No. 2, and No. 3 [Balancing].
2. Direct staff to pursue modification to the project.

MANAGER’S RECOMMENDED ACTION:

The project has now been completed in accordance with the approved plans and specifications.

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