

# MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

JULY 30, 2012

The Ames City Council met in special session at 12:00 Noon on the 30<sup>th</sup> day of July, 2013, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Campbell presiding. Council Members Larson and Szopinski were present. Since it was impractical for all Council members to attend in person, Council Members Davis, Orazem, and Wacha were brought in telephonically. Council Member Goodman and *Ex officio* Member Baker were absent.

**2012 CITY HALL RENOVATION PROJECT REDESIGN:** Assistant City Manager Bob Kindred told the Council that bids for this project were rejected on July 10, 2012, because they were significantly over the available funding. He noted that the project is to be funded in part by a Homeland Security grant, which needs to be expended by May 31, 2013. The plans and specifications were then revised, but continued to include renovation of the Police Department and basement. Alternate bidding packages were specified for the basement, Police Administration, and Police locker room improvements.

According to Mr. Kindred, after the pre-bid meeting on July 26, 2012, where the project architect and three general contractors were in attendance, there was consensus that the entire project could not be bid within the available funding. The contractors also stated that the “alternate deduct” manner in which the project was to be re-bid would likely reduce the number of subcontractors who would bid the work. It became apparent that the City’s interests would be best served by modifying the project plans and specifications. It was recommended that the plans and specifications be modified to: drop the basement component completely, have the Police Department’s first floor renovations be the “base bid” for the project, combine the Police locker room alternate into the base bid, retain the alternate deduct package for the Police Administration offices, and specify that the May 31, 2013, completion date would only apply to the Emergency Operations Center (EOC) segment and the completion date for the remainder of the work would be August 31, 2013.

At the inquiry of Council Member Larson, Mr. Kindred advised that any savings realized could go towards the basement component. He also pointed out that replacing an air mechanical unit was not in the original architectural design, but needs to be done; that adds \$150,000 to the project cost.

Moved by Davis, seconded by Larson, to adopt RESOLUTION NO. 12-410 approving revised plans and specifications for 2012 City Hall Renovation Project Redesign.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**CONTRACT AND BOND FOR VET MED SUBSTATION CAPACITOR BANK FOUNDATION INSTALLATION PROJECT:** Moved by Larson, seconded by Szopinski, to adopt RESOLUTION NO. 12-411 approving contract and bond for Vet Med Substation Capacitor Bank Foundation Installation Project.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**AMES INTERMODAL FACILITY STAIR MODIFICATION:** Sheri Kyras, Transit Director, explained that, while walking through the punch list, Neumann Monson noticed cracks at the

center span of the bottom of the elevated cast in place for the concrete stairs. Neumann Monson then proceeded to have Terracon conduct a scan of the stairs with ground penetrating radar in order to determine if the concrete reinforcing was installed correctly. It was ultimately determined that the reinforcing sizing was correct; however, the bottom mat of steel had moved up vertically, particularly at the middle of the span. It had been inspected by Team Services prior and during the pour. After notification by Neumann Monson, Weitz engineered a temporary shoring detail for the stairs and conducted destructive testing. At that time Neumann Monson instructed Weitz to propose possible solutions, and five proposals were reviewed. The best solution arrived at was the use of fiber reinforced carbon at the bottom of the stairs. The fiber reinforcement is laminated with an epoxy coating to adhere it to the bottom of the stairs. This reinforcing is designed to provide the same structural design capacity as the bottom mat of reinforcing that moved up vertically in the concrete.

Ms. Kyras pointed out that the stairs on this project are a key design feature of the building and aesthetics are very important. Weitz is proposing that the repair work be covered by a mechanically attached furring, Dense Glass, and an EIFS system that would produce a sand type finish matching the exterior bulkhead adjacent to the Terminal Building.

It was noted that Weitz had notified Ms. Kyras on this date that the proposed fiber reinforcement is expected to be a permanent repair and will last for the life of the facility or a minimum of 40 years. Mark Stephenson, Iowa State University, clarified that the warranty is actually for 15 years; however, Weitz believes that it will last for the expected life of the facility, which is 40 years.

Upon being asked, Ms. Kyras advised that the structural portion of the work would be completed by August 17, 2012. Weitz would then have a maximum of two weeks of installation for the EIFS detail.

Moved by Davis, seconded by Szopinski, to adopt RESOLUTION NO. 12-412 approving the Ames Intermodal Facility Stair Modification.

Roll Call Vote: 5-0. Resolution declared adopted unanimously, signed by the Mayor, and hereby made a portion of these Minutes.

**ADJOURNMENT:** Moved by Davis to adjourn the meeting at 12:22 p.m.

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Diane R. Voss, City Clerk

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Ann H. Campbell, Mayor