

MINUTES OF THE SPECIAL MEETING OF THE AMES CITY COUNCIL

AMES, IOWA

AUGUST 7, 2012

The Ames City Council met in special session at 5:00 p.m. on the 7th day of August, 2012, in the City Council Chambers in City Hall, 515 Clark Avenue, pursuant to law with Mayor Campbell presiding. Council Members Larson, Szopinski, and Wacha were present. Since it was impractical for all Council members to attend in person, Council Members Davis and Orazem 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 explained that this was the second time the City Hall Renovation Project had been bid. On July 10, 2012, the bids that had been received were significantly over available funding and were subsequently rejected. Staff was then directed to work with the architect to rebid the project as quickly as possible. Revised plans and specifications were approved by Council, and a bid due date of August 2, 2012, was established. The bids received again far exceeded identified funding. The lowest and only responsive bid received was for slightly less than \$1.65 million, which was far beyond the available funding. Fewer bids were received on the revised plans and specifications. The first time, six contractors bid the project; however, the second time, only two contractors bid the project, and one did not provide the required submittals with their bid and it was declared nonconforming.

Council Member Larson asked if some of the costs were due to the requirement to provide Davis-Bacon wages. Mr. Kindred confirmed that that was one of the factors. Mr. Larson also asked if some of the grant funding could be used to pay for expenses already incurred for design costs. Mr. Kindred advised that paying design costs from the federal grant proceeds would have been possible if the project, as applied for, were completed. The Council was told that staff will request an extension of the grant deadline from FEMA in the hopes of preserving the grant for a future re-bid of the Emergency Operations Center (EOC) project. If the grant time can be extended, the architect has recommended that bids not be taken again until the more competitive December-to-January time frame. If the grant cannot be extended, staff will then seek to determine if the equipment portion of the grant (\$49,000) may be preserved even though the EOC would not be constructed.

Council Member Davis inquired as to why the engineer's estimate was so much lower than the bids that were received. Mr. Kindred said that the engineering firm only offered that there were variations in bidding over time and they could not predict how the bids would come in.

Mayor Campbell opened the public hearing. She closed same after no one came forward to speak.

Moved by Davis, seconded by Wacha, to reject bids.

Vote on Motion: 5-0. Motion declared carried unanimously.

ADJOURNMENT: Moved by Davis to adjourn the meeting at 5:10 p.m.

