

ITEM # 196  
DATE November 25, 2008

**COUNCIL ACTION FORM**

**SUBJECT: AWARD OF CONTRACT TO CENTRAL LANDSCAPE FOR  
RENOVATING CAMPUSTOWN COURT**

**BACKGROUND:**

The City of Ames, Iowa State University administration and the ISU Government of the Study Body have collectively committed \$68,000 to renovate Campustown Court which is located at the corner of Welch and Chamberlain Avenues.

The estimated budget included:

Design/Engineering	\$14,500
Base Bid / Add Alternates	\$50,700
Contingency (5%)	<u>\$ 2,800</u>
TOTAL:	\$68,000

On November 12, 2008 two bids were received as follows:

	BASE BID	ALTERNATES	TOTAL
Central Landscape	\$33,290	\$15,179	\$48,469
Country Landscapes	\$42,995	\$23,645	\$66,640

**The base bid included:**

Limestone planters  
Replacement of the concrete slab  
Limestone seating  
Plant material

**Add alternates included:**

Overhead shade structure in the center of the park  
A raised performance stage in the southeast corner of the park  
Sixteen colored brick pavers incorporated into the concrete slab (City colors of green and blue and ISU colors of red and gold)  
Two lighted bollards

Based on the low bid staff recommends accepting the alternates and revising the budget as follows:

Design/Engineering	\$14,500
Construction	\$48,469 (base bid and all alternates)
Contingency (10%)	<u>\$ 5,031</u>
TOTAL:	\$68,000

ISU administration concurs with accepting the low bid, with the alternates included, and awarding a contract to Central Landscape in the amount of \$48,469. The attached agreement with ISU specifies that upon completion of the project, ISU will reimburse the City up to \$43,000 for the actual project costs.

Construction work on this project will begin in the spring with an anticipated completion date of May 1, 2009. A ribbon-cutting ceremony should occur prior to the end of ISU's spring semester.

**ALTERNATIVES:**

1. Approve the attached Campustown Court Agreement with ISU and award a contract to Central Landscape in the amount of \$48,469 (base bid and all alternates) for the renovation of Campustown Court.
2. Approve the attached Campustown Court Agreement with ISU and award a contract to Central Landscape in the amount of \$33,290 for only the base bid elements.
3. Reject all bids and delay this project

**CITY MANAGER'S RECOMMENDED ACTION:**

This is highly visible project in Campustown and one that supports the City Council's goal of rejuvenating Campustown. Additionally, through the development of the park's design and project funding it has also been a great demonstration of "one-community". This project combined the talents of an ISU landscape architecture class, the City's Student Affairs Commission, the Government of the Student Body, and ISU administration. **Therefore, it is the City Manager's recommended action that City Council adopts Alternative 1 thereby approving the attached Campustown Court Agreement with ISU and awarding a contract to Central Landscape in the amount of \$48,469 (base bid and all alternates) for the renovation of Campustown Court.**

## CAMPUSTOWN COURT AGREEMENT

**THIS AGREEMENT**, made and entered into this \_\_\_ day of \_\_\_\_\_, 2008, by and between the CITY OF AMES, IOWA (hereinafter called "City"); and IOWA STATE UNIVERSITY (hereinafter called "University").

### WITNESSETH THAT:

**WHEREAS**, the City Council has a stated goal to improve the Campustown Business District and towards this end the City has budgeted \$25,000 to renovate the Campustown Court located at the corner of Welch and Chamberlain Avenues;

**WHEREAS**, the University has acknowledged the importance of Campustown reflecting the positive aesthetics of the campus and serving as a gathering place for its students;

**WHEREAS**, since the current estimate to accomplish the Campustown Court project is \$68,000, the University and the Government of the Student Body (GSB) have agreed to contribute up to \$43,000 to assure completion of this renovation effort; and

**WHEREAS**: the City anticipates that the renovation project will be completed by May 1, 2009:

**NOW, THEREFORE**, parties hereto have agreed and do hereby agree that:

### I PURPOSE

The purpose of this agreement is to state the nature, limits, and procedure for support by the University to the City for the renovation of Campustown Court.

### II SCOPE OF WORK

It is understood by both parties that the renovation of Campustown Court is a City project and will be accomplished by a contractor selected and supervised by the City to complete the work, as the budget will allow, as generally depicted on Attachment A.

The base bid for the project will include: limestone planters, replacement of the concrete slab, limestone seating, and plant material. In an effort to assure that a project can be completed within the established budget, the following Add alternates have also been included in the bid documents: an overhead shade structure, a raised performance stage, sixteen colored brick pavers, and two lighted bollards.

Should the plans for the project (the base bid elements and Add alternates) be changed substantially, University approval will be obtained.

**III  
SCOPE OF SUPPORT**

The University agrees to supplement the City's \$25,000 support for renovating Campustown Court by contributing up to \$43,000 towards the total project costs.

It is agreed that if the final total project costs (base bid plus any Add alternates, design, inspections, etc.) come in under the \$68,000 budget, the University will only be required to pay 63.24% (\$43,000/\$68,000) of the actual project costs.

**IV  
METHOD OF PAYMENT**

The University will be billed by the City of Ames upon completion of the project and acceptance by the City of Ames per the terms of Section III of this agreement. The University agrees to reimburse the City within 30 days of receiving the bill from the City.

**V  
LIABILITY**

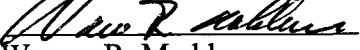
The City agrees to indemnify and hold the University harmless from and against any and all actions, suits, damages, liability, or other proceedings that may arise as a result of performing tasks under this agreement.

**IN WITNESS WHEREOF**, parties hereto have, by their authorized representatives, set their hand and seal as of the date first above written.

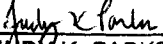
**CITY OF AMES, IOWA**

**IOWA STATE UNIVERISTY**

By: \_\_\_\_\_  
Ann H. Campbell, Mayor

By:   
Warren R. Madden,  
Vice President For Business &  
Finance

Attest: \_\_\_\_\_  
Diane R. Voss, City Clerk

APPROVED AS TO FORM  
BY   
JUDY K. PARKS  
ASSISTANT CITY ATTORNEY