

ITEM # 4
DATE: 03-10-09

COUNCIL ACTION FORM

**SUBJECT: AMES COMMUNITY DEVELOPMENT PARK SUBDIVISION 4TH
ADDITION PUBLIC IMPROVEMENT PLANS AND CONTRACT (SOUTH
BELL AVENUE)**

BACKGROUND:

The proposed subdivision lies south of Ames Community Development Park Subdivision, 3rd Addition and north of Dayton Park Subdivision, 5th Addition, along S. Bell Avenue. The area was recently established as an Urban Renewal Area and Tax-Increment Financing (TIF) District for the specific purpose of the development of this subdivision. The subdivision will include 14 lots created by the final plat. The lots will range in size from about 1.3 acres to 5.3 acres.

This project consists of connecting S. Bell Avenue (approximately 1,314 feet in length) and constructing two cul-de-sac streets (each approximately 350 feet in length) east of S. Bell Avenue. Included with this project is the installation of City sanitary sewer, storm sewer, and water mains. Public improvement plans also include conduit, handholes, and footings for street lights. Installation of the street light poles and luminaires will be coordinated by the Electric Department. This contract included Alternate A for asphalt paving and Alternate B for concrete paving.

On Wednesday, March 4, 2009, bids were received as follows:

<u>Bidder</u>	<u>Alternate A</u>	<u>Alternate B</u>
Engineer's Estimate	\$852,172.00	\$817,572.00
Keller Excavating	\$736,497.50	\$770,780.00
McAninch Corporation	\$739,028.74	\$743,706.04
Elder Corporation	\$749,912.99	\$753,291.49
Van Hauen & Associates, Inc.	\$766,135.00	\$784,805.00
Ames Trenching & Excavating, Inc.	\$769,969.00	\$788,639.00
Manatt's, Inc.	\$809,790.80	-
H&W Contracting LLC	\$830,564.10	\$834,379.10
Peterson Contractors, Inc.	\$853,748.80	\$877,213.80
Halbrook Excavating	\$870,813.50	-
Concrete Technologies, Inc.	-	\$802,505.85

Engineering and construction administration expenses are estimated to be \$100,000. This brings total estimated project cost to \$836,497.50. This amount includes approximately \$4,000 for connections to the existing water and sewer systems. Because this work will be done outside of the Urban Renewal District boundaries, TIF

funding cannot be used for these connections. Therefore, funding for this work will come from available General Obligation Bond proceeds.

ALTERNATIVES:

- 1a. Accept the report of bids for the Ames Community Development Park Subdivision, 4th Addition, Public Improvement Plans.
 - b. Approve the final plans and specifications for the Ames Community Development Park Subdivision, 4th Addition, Public Improvement Plans.
 - c. Award the Ames Community Development Park Subdivision, 4th Addition, Public Improvement Contract to Keller Excavating of Boone, IA, in the amount of \$736,497.50.
2. Reject the project.

MANAGER'S RECOMMENDED ACTION:

This project will use TIF money to expand the amount of available industrial land in the City of Ames. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby accepting the report of bids, approving the final plans and specifications, and awarding the Ames Community Development Park Subdivision, 4th Addition, Public Improvement Contract to Keller Excavating of Boone, IA, in the amount of \$736,497.50.