

**COUNCIL ACTION FORM**

**SUBJECT: APPROVAL OF EMERGENCY REPAIRS TO CYRIDE AND AWARD OF ARCHITECTURAL AND CONSTRUCTION CONTRACTS**

**BACKGROUND:**

While the recent floodwaters were still receding, on August 13, 2010 the City Council approved emergency repairs to CyRide's facility and awarded a contract to American Technologies, Inc., for cleaning, demolition of contaminated materials and equipment repair. This approval was based on Iowa Code Section 384.103, which states, "When emergency repair of a public improvement is necessary and the delay of advertising and a public letting might cause serious loss or injury to the city, the governing body shall, by resolution, make a finding of the necessity to institute emergency proceedings under this section, and shall procure a certificate from a competent licensed professional engineer or registered architect, not in the regular employ of the city, certifying that the emergency repairs are necessary." This certificate was provided on August 12, 2010, by ASK Studio (the architectural firm that designed CyRide's office building) based on photographs of the building's condition. When flood waters receded and after visual inspection of the damage, a second letter was provided to CyRide dated August 18, 2010. That letter is attached.

With the cleanup well underway, CyRide staff and the City's insurance company, FM Global, have begun the process to determine how to proceed in rebuilding the office component of CyRide's facility. Through this discussion it was determined that the quickest and best way to rebuild the facility back to LEED Gold standards would be to enter into a contract with the original architect and contractor who designed and constructed the office building. The design firm was ASK Studio, and the construction firm was Harold Pike Construction Company. Both firms have evaluated the deconstruction of the building as a result of flood damage, and have provided the attached estimates for the work to repair CyRide's office facility.

As was the case for the clean up effort, the City of Ames' insurance provider, FM Global, has indicated that these repair expenses are covered under the City's insurance policy. All approved expenses will be reimbursed to the City in the same manner as the disaster recovery firm. The two estimates were provided to FM Global on Friday, August 20, 2010, and City staff anticipates a response from FM Global prior to the Council meeting. The Transit Board of Trustees also reviewed the estimates at its meeting on August 19, 2010 and approved both contracts.

**Two City Council action steps are required to begin the rebuilding efforts. First, the City Council needs to pass a resolution finding that the conditions of the Iowa Code have been met and that emergency repairs are necessary. Second, the**

**Council needs to approve contracts with ASK Studio and Harold Pike Construction Company based on the estimates provided.**

**ALTERNATIVES:**

**Step One:**

1. Approve a resolution finding that it remains necessary to institute emergency proceedings in order to repair CyRide's facility.
2. Do not authorize emergency repairs for CyRide's facility.

**Step Two:**

1. A. Approve by resolution the architectural services contract with ASK Studio in an amount not to exceed \$22,125; and  
B. Approve by resolution the contract with Harold Pike Construction in an amount not to exceed \$423,102 for rebuilding CyRide's office building.
2. Direct staff to secure architectural and construction services through the City of Ames' standard procurement procedures.
3. Do not award either contract at this time.

**MANAGER'S RECOMMENDED ACTION:**

It is important to prevent the serious loss or injury from interruptions and inefficiencies in transit operations that would be a consequence of following regular procedures for securing contractors for public improvements. In this instance, it seems very appropriate to use the emergency procedures authorized by Iowa law.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 for both Step One and Step Two above, thereby approving emergency repairs to CyRide's building and approving the specified contracts for architectural and construction services.



ARCHITECTS SCHIPPER KASTNER

18 August 2010

Ms. Sheri Kyras  
Director of Transportation  
CyRide, Ames Transit Agency  
1700 University Boulevard  
Ames, IA 50010

RE: Flood Damage to the CyRide Office Facilities.

Dear Ms. Kyras

Based on observation of the facility, I certify that the CyRide office facilities require emergency repairs to make the facility operational after flooding that occurred on August 11<sup>th</sup>. Repairs will include replacing flooring, wood and vinyl base, drywall, casework and furniture.

Please do not hesitate to let us know how we can help with your recovery from this natural disaster.

Sincerely,

Patrick Denahey, AIA

3716 Ingersoll Ave, Ste A, Des Moines, IA 50312  
P: 515.277.6707 F: 515.277.7768

ARCHITECTURE INTERIORS PLANNING



August 19, 2010

Ms. Sheri Kyras, Director of Transit  
CyRide  
1700 University Boulevard  
Ames, IA 50010

Re: CyRide Flood Damage Repairs

Ms. Kyras:

We would propose the following fee to address documentation, pricing and contract administration of the flood damage repair work encountered at the CyRide facility. Based on a condition review at the building and our knowledge of the construction and details, anticipated issues to address would include, floor finishes, wall finishes, rebuilding bathrooms, replacement of doors and specialized finish work including ceramic tile replacement. We understand the anticipated budget is \$350,000.00 – \$400,000.00, and work needs to be completed as soon as possible. Based on the tight construction schedule, we have included time for weekly job meetings during construction to keep everything moving forward.

We would propose a not to exceed fee of \$22,125.00 and will bill hourly per our standard 2010 rate schedule. Proposal does not include any consulting engineer services. The on site inspections did not reveal any damages requiring these engineering services.

**Investigation**

- o Initial meeting
- o Systems investigations

**Schematic Design**

- o Review work required
- o Documentation of required work
- o Review phasing, access, staging
- o Design details/remediation
- o Prepare initial opinion of cost
- o Meeting to review schematic design

**Documentation**

- o Incorporate comments from SD
- o Document repairs
- o Prepare specifications
- o Update opinion of cost
- o Meeting to review documents

**Project Pricing**

- o Coordinate printing of documents
- o Assist in pricing questions
- o Assist in materials decisions effecting schedule and final delivery dates

**Construction Administration**

- o Prepare contracts
- o Attend preconstruction meeting
- o Weekly site visits
- o Review shop drawings
- o Review applications for payment

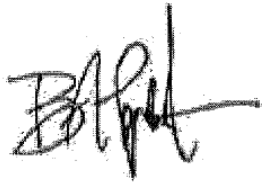
- Punchlist inspection

Reimbursable expenses are included in above fee, and would be billed at cost. We would estimate reimbursable costs as follows:

- |                          |       |
|--------------------------|-------|
| ○ In-house printing/copy | \$200 |
| ○ Mileage/phone          | \$600 |
| ○ Printing Bid Sets      | \$200 |

We appreciate the opportunity to help CyRide. Thank you for your consideration of our proposal.

Regards,

A handwritten signature in black ink, appearing to read 'B. Schipper', with a stylized flourish extending to the right.

Brent A. Schipper, AIA, LEED AP  
Architects Schipper Kastner



"Curtis Pike"  
<cpike@hpikeconst.com>  
08/19/2010 04:19 PM

To: <skyras@cyride.com>  
cc: "Brent Schipper" <bschipper@askstudio.com>  
bcc:  
Subject: FW: CyRide 2010 Flood Damage Budget Costs

-----Original Message-----

**From:** Curtis Pike [mailto:cpike@hpikeconst.com]  
**Sent:** Thursday, August 19, 2010 4:07 PM  
**To:** 'skyras@cyride.com'  
**Cc:** 'Brent Schipper'  
**Subject:** CyRide 2010 Flood Damage Budget Costs

The following is HPC's budget estimate for the above referenced project. This is a not-to-exceed estimate and billings will be based on actual costs.

Section	Description	Cost
0000	Bonds, Insurance	\$18,300
1000	General Conditions	\$25,750
2000	Landscaping	\$4,200
6000	Architectural Casework	\$45,125
8000	Doors & Operable PRTN	\$33,530
9000	Drywall, Insulation, Ceilings	\$41,100
9000	Ceramic Tile	\$43,800
9000	Flooring	\$47,670
9000	Painting	\$22,380
10000	Specialties	\$21,230
15000	Mechanical	\$24,610
16000	Electrical	<u>\$5,325</u>
		\$333,020

10% Overhead	<u>\$33,302</u>
	\$366,322
5% Profit	<u>\$18,316</u>
Sub-Total	\$384,638
10% Contingency	<u>\$38,464</u>
TOTAL ESTIMATE	\$423,102

EXCLUSIONS:

1. Elevator Work
2. New Plumbing fixtures (figured on re-using existing sinks, toilets, etc.)

Thank you for considering HPC for this work. Please call with any questions.

Curtis Pike

HPC, LLC