

## COUNCIL ACTION FORM

**SUBJECT: FINAL ACCEPTANCE AND PAYMENT FOR CONSTRUCTION OF FURMAN AQUATIC CENTER**

### **BACKGROUND:**

In April 2010, the City's consulting architectural firm, RDG Planning and Design (RDG), completed a walk-through of the Furman Family Aquatic Center. They identified a "punch-list" of items that needed to be completed prior to authorizing "final acceptance and payment for construction" of this project. At that time, RDG also provided the City with a Certificate of Completion that, in accordance with State law, allowed the general contractor (Sande Construction) to request an "early partial release of retained funds". On April 27, 2010, Council authorized a partial release of funds in the amount of \$277,596. The remaining balance of retainage totals \$173,600.

Sande Construction has now completed the punch-list items and is requesting final acceptance and payment. RDG recently conducted a review of the project, certified the project as complete, and recommended that the final payment should be made. The original contract with Sande Construction totaled \$8,824,708 with \$200,629 in change orders. As detailed on Attachment A, the construction contract totaled \$9,025,337, with the overall project budget totaling \$10,841,875.

It should be noted that \$19,214 remains in the project contingency fund. This balance will afford staff the opportunity to address minor items to enhance the operation that were identified during the first summer of operation. Examples could include enhancing the public address and security camera systems, partnering with the Ames Cyclone Aquatic Club to purchase a portable message sign/scoreboard, or other projects.

### **ALTERNATIVES:**

1. Accept the project as complete and authorize final payment in the amount of \$173,600 to Sande Construction for constructing the Furman Aquatic Center.
2. No not accept the project as complete, deny the request for final payment to Sande Construction, and refer this item back to staff.

### **MANAGER'S RECOMMENDED ACTION:**

The general contractor's work has been certified as complete, and final payment should be made. Therefore, it is the recommendation of the City Manager that Council adopt Alternative #1, thereby accepting the Furman Aquatic Center as complete and authorizing final payment to Sande Construction in the amount of \$173,600.

**ATTACHMENT A**

**FURMAN AQUATIC CENTER  
BUDGET SUMMARY  
March 22, 2011**

	<b>ORIGINAL</b>	<b>REVISED (March 22, 2011)</b>
	<b><u>FUNDING</u></b>	
G.O. Bonds	\$ 8,488,000	\$ 8,488,000
Furman Gift	\$ 1,000,000	\$ 1,000,000
Anonymous Gift	\$ 1,000,000	\$ 1,000,000
Sales Tax Refund	\$ 100,000	\$ 209,596
Interest on Gifts	\$ 70,000	\$ 138,529
Donations	\$ 0	\$ 5,750
<b>TOTAL FUNDS</b>	<b>\$10,658,000</b>	<b>\$10,841,875</b>

	<b>REVISED (October, 2009)</b>	<b>REVISED (March 22, 2011)</b>
	<b><u>EXPENSES</u></b>	
ISU FP&M (Observation)	\$ 25,000	\$ 37,000
Site Preparation/Earthwork	\$ 437,565	\$ 440,365
Construction (Sande)	\$ 9,017,914	\$ 9,025,337
<b>Owner:</b>		
Prairie	\$ 60,000	\$ 40,000
Minor Equipment	\$ 145,000	\$ 214,729
Materials testing (Terracon)	\$ 51,789	\$ 51,789
Traffic Lights	\$ 159,831	\$ 159,831
PA/Security	\$ 5,000	\$ 16,000
Plaque	\$ 7,000	\$ 6,000
RDG (engineering)	\$ 722,256	\$ 722,256
Miscellaneous	\$ 22,508	\$ 109,354
Contingency	\$ 4,137	\$ 19,214
<b>TOTAL EXPENSES</b>	<b>\$10,658,000</b>	<b>\$10,841,875</b>