

COUNCIL ACTION FORM

SUBJECT: AMES PUBLIC LIBRARY - WOOD WINDOW RESTORATION PROJECT

BACKGROUND:

Restoration of the wood windows in the 1904 and 1940 portions of the Library building is being undertaken in conjunction with the Ames Public Library Renovation and Expansion Project. **The restoration of the wood windows, construction estimate of \$160,000, is outside the scope of work of the general contractor, A&P/Samuels will be paid from the overall project contingency. The Library Board is, therefore, seeking a professional restoration contractor to abate lead-based paint, make needed repairs, refinish, and properly re-install the original wood windows.**

With the assistance of the Library's construction advisor, the condition of each of the existing windows was photographically documented by Multivista IA, and a preliminary on-site visual inspection was made by David Arbogast, Architectural Conservator, on May 23, 2013. Based on that information, preliminary plans and specifications were prepared by the Library's architectural firm, MS&R, and the City's Purchasing Division.

The Library now requests Council to approve the preliminary plans and specifications for the Ames Public Library Wood Window Restoration Project; issue a Notice to Bidders; and set July 31, 2013, as the bid due date and August 13, 2013, as the date of public hearing and award of contract.

The Library Board of Trustees will consider these preliminary plans and specifications at its special meeting on July 8, 2013.

ALTERNATIVES:

1. Approve the preliminary plans and specifications for the Ames Public Library Wood Window Restoration Project; issue a Notice to Bidders; and set July 31, 2013, as the bid due date and August 13, 2013, as the date of public hearing and award of contract.
2. Do not approve plans and specifications at this time.

MANAGER'S RECOMMENDED ACTION:

The original plans and specifications for the Library Renovation and Expansion Project specified replacement of all windows in the library building. After hearing an appeal from

the Historic Preservation Commission and others in the community, the City Council, on May 14, 2013, directed the Library Board to bring back change orders to the appropriate contracts to restore the historic windows in the 1904 and 1940 sections.

In addition to the wood window restoration contract that is being proposed, change orders are being prepared for an upcoming City Council meeting to address the wood window restoration project with:

- Abatement Specialties and Terracon Consulting with respect to abatement of lead-based paint;
- Meyer, Scherer & Rockcastle, Ltd., for preparation of the documents outlining the scope of the wood window restoration project;
- and A&P/Samuels Group, A Joint Venture, to remove replacement of the wood windows in the historic sections from that firm's scope of work.

The work will commence in August 2013, with intention of the work being completed by November 2013.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby approving preliminary plans and specifications for the Ames Public Library Wood Window Restoration Project; issuing a Notice to Bidders; and setting July 31, 2013, as the bid due date and August 13, 2013, as the date of public hearing and award of contract.