



16a

May 27, 2014

Honorable Mayor and Council Members  
City of Ames  
Ames, Iowa 50010

Dear Mayor and Council Members:

I hereby certify the **Southeast Entryway** project was completed in an acceptable manner by **Truelsen Blumenthal DBA Soil-Tek**, of Grimes, Iowa, in the amount of **\$344,350**, and was inspected by the Public Works Department of the City of Ames, Iowa.

Sincerely,

John C. Joiner, P.E.  
Public Works Director

JCJ/jma

cc: Finance, Contractor, PW Administrative Assistant, Construction Supervisor, PW Senior Clerk,  
Project File

**COUNCIL ACTION FORM**

**SUBJECT: LEVY OF FINAL ASSESSMENTS FOR SOUTHEAST ENTRYWAY PROJECT**

**BACKGROUND:**

This project was a partnership between the City of Ames and the South Ames Business Neighborhood (SABN) to complete improvement features to the Southeast Entryway. These included the installation of light columns and the planting of native plants and flowers. A portion of the Southeast Entryway had already been improved with grading and plantings at the intersection of Dayton Avenue and SE 16<sup>th</sup> Street to the Dayton Avenue overpass.

On October 25, 2011, Council approved a sole source contract with RDG Dahlquist Art Studio for the fabrication and installation of 12 sculptural light columns and two pedestrian scale sculptural light columns in the amount of \$555,495. A Change Order in the amount of \$1,454.22 was administratively approved due to constructability issues related to the light sculpture anchor bolts. This contract, which was primarily funded from a State Transportation Enhancement grant, was completed in the amount of \$556,949.22.

On June 12, 2012, City Council awarded the installation and landscaping portion of the project to Truelsen Blumenthal (DBA Soil-Tek) of Grimes, IA in the amount of \$343,416. Two change orders for this project were administratively approved by staff. Change order #1 in the amount of \$3,924 addressed safety and access concerns during work adjacent to Highway 30. Change order #2 was the balancing change order for the project, and was a credit in the amount of \$2,990. This change order balanced the actual quantities installed in the field. Construction was completed in the amount of \$344,350, and was accepted by City Council on March 25, 2014.

Project Revenue and Expenses are summarized below:

	<u>Expenses</u>	<u>Revenue</u>
G.O. Bonds (abated through property assessments)		\$ 148,000
Local Option Sales Tax		\$ 99,100
Private Funding Through SABN		\$ 46,000
State-Wide Transportation Enhancement Grant		\$ 683,000
Iowa DOT Planting Grant		\$ 63,632
Art Fabrication/Installation Contract	\$ 556,949.22	
Landscaping/Footing/Mowing Contract	\$ 344,350.00	

Engineering/Contract Administration	\$ 138,387.57	
<b>Totals</b>	<u>\$ 1,039,686.79</u>	<u>\$1,039,732</u>

Originally, four property owners along Southeast 16<sup>th</sup> Street and South Dayton Avenue had agreed to assess themselves \$1,500,000 to assist in the funding of the street and bridge improvements in this area. Because the roadway project came in under budget and the City could not use the G.O. Bonds revenues to construct light columns, in 2009 it was agreed that one property owner, Family Realty LLC, would be assessed \$148,000 for the Southeast Entryway Project, rather than for the Southeast 16<sup>th</sup> street and bridge project. Under this strategy, the City still received the benefit of \$1,500,000 of total assessments to help finance the improvements in the area. The final assessment schedule is shown on the attached schedule (Exhibit A).

City Staff has completed the necessary documents and computations and the City Attorney has prepared the necessary resolutions to levy the final assessment.

**ALTERNATIVES:**

1. Levy the final assessment for the SE Entryway project in the amount of \$148,000.
2. Reject the final assessment.

**MANAGER'S RECOMMENDED ACTION:**

The last step in the Southeast Entryway Improvement Project is to levy this assessment. This will allow the City to receive the final \$148,000 in project funding.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, thereby levying the final assessment for the SE Entryway Project in the amount of \$148,000.

# Exhibit A

## Southeast Entryway Project Schedule of Assessment

City of Ames, May 27, 1014

	OWNER NAME	PARCEL DESCRIPTION	ASSESSMENT	Cost %
1	Family Realty, LLC C/O Dennis Pyle 5 <sup>th</sup> & Grand, Ste #204 Ames, Iowa 50010	The Northwest ¼ of the Northwest ¼ of Section Thirteen (13), being part of Parcel "E" referenced from plat of survey file in the Story County Recorder's Office under instrument number 98-12413, Township Eight Three (83) North, Range Twenty-four (24) West of the 5 <sup>th</sup> p.m., included in and being a part of the City of Ames, Story County, Iowa.  <u>Tax Parcel #:</u> 09-13-200-010(Nov 12)	\$148,000	100%