

COUNCIL ACTION FORM

SUBJECT: ACCEPTANCE OF CITY HALL RENOVATION PHASE 2 PROJECT

BACKGROUND:

On July 22, 2014, Council approved the preliminary plans and specifications for the Phase 2 renovation of City Hall. On September 9, 2014, Council approved a construction contract with HPC, LLC, Ames, IA, for the City Hall Phase 2 renovation project in the amount of \$829,900. The contract was to renovate portions of the first floor and the basement of City Hall to address the greatest space needs in the building.

During construction, six change orders were approved for various unknown items discovered during demolition and for additional items determined to be needed to complete the intent of the renovation. There are also two significant deductive changes, which included modifications to the outside air unit and deletion of an extended fire alarm guarantee that was not required. The total amount of these change orders is \$3,117, bringing the total cost of the construction project to \$833,017.

The total budget for Phase 2 of this project is \$1,038,233 and was provided by savings in the General Fund over several years.

Project Cost Summary:

Architectural Fees – by Walker Coen Lorentzen	\$	92,840
Construction Advisory Fees – by ISU		4,950
Construction Expenses – by HPC		833,077
Furniture/Moving/Other Miscellaneous Expenses		<u>100,250</u>
Total Project Expenses	\$	1,031,117
Unencumbered Balance	\$	7,116

All purchases and construction have now been completed, leaving an estimated unencumbered amount of \$7,116. Substantial completion date for this project was August 3, 2016, with final completion May 19, 2016.

ALTERNATIVES:

1. Accept completion of the City Hall Phase 2 Renovation project by HPC, LLC, as of May 24, 2016, in the amount of \$833,077.
2. Do not accept completion of this project at this time.

MANAGER'S RECOMMENDED ACTION:

All of the required work on this project has been completed by HPC, LLC. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.