

COUNCIL ACTION FORM

SUBJECT: 2015/16 AIRPORT IMPROVEMENTS PROGRAM (AIRPORT TERMINAL BUILDING)

BACKGROUND:

The Airport Improvements Program in the City's 2015/16 Capital Improvements Plan includes a project to construct a new terminal building, itinerant hangar, and related site improvements at the Ames Municipal Airport.

Bolton & Menk was originally hired to design the Terminal site work and building design, which has been completed with fees totaling \$437,864. Now as part of the construction phase of the project, the design team of Bolton & Menk and Alliance Architects (subs to B&M) will be hired under a Construction Services contract to perform critical tasks such as 1) shop drawing review, 2) provide on-site clarifications to the builder, and 3) coordinate change orders with the overall design.

Staff has conducted an evaluation of the proposed scope and cost of \$80,000, and found it to be reasonable and appropriate for this project.

An updated total project budget is as follows:

Revenues		Expenses	
G.O. Bonds	\$867,000	Design (PO 51394 - Closed)	\$437,864
G.O. Bonds (Abated)	\$943,000	Construction Services (<i>this Council action</i>)	\$80,000
Federal	\$600,000	Site/Utilities Work (Final Accept: 11-15-16)	\$737,639
State	\$150,000	Terminal Construction (PO 53512 + CO#1)	\$1,968,415
Hotel/Motel Tax	\$250,000	Special Inspections (CMT, PO 53508)	\$7,071
AEDC	\$500,000	Furniture/Equipment (Bid 4/19/17)	\$31,130
FBO	\$12,815	FBO Furniture (Bid 4/19/17)	\$12,815
		Fiber Conduit	\$14,910
		Technology (Allowance)	\$45,000
		Pilot's Lounge (Allowance)	\$15,000
		Audio/Visual (Allowance)	\$5,000
		Sun/Heat Mitigation (Allowance)	\$15,000
Contingency Funds	\$64,000	Contingency (as of 6-13-2017)	\$16,972
	\$3,386,815		\$3,386,815

ALTERNATIVES:

1. Approve the addendum to the Engineering Service Agreement with Bolton & Menk to add construction services in the amount not to exceed \$80,000.
2. Direct staff to recommend other alternatives to cover construction services for the project.

MANAGER'S RECOMMENDED ACTION:

Construction services are a critical function of the project to ensure that the City is getting a quality product in accordance with the plans and specifications for the project. It is important to note that these services were found to be reasonable and within the overall project budget.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.