

COUNCIL ACTION FORM

SUBJECT: **WATER FEATURE FOR NEW WATER TREATMENT PLANT**

BACKGROUND:

The new Water Treatment Plant project is budgeted to wrap up in the current fiscal year. The administrative office space includes an elevator to comply with ADA requirements. Staff conceptually planned to include a two-story water feature on the side of the elevator shaft, but have not moved forward until the final budget picture was clear. The table below shows the entire project budget, from 2008 through the final budget amendments approved by Council.

	Water Fund	SRF Loan
All Prior Years	\$ 813,792	\$ 39,728,135
Current Years	706,002	29,667,686
Subtotal	\$ 1,519,794	\$ 69,395,821
TOTAL		\$ 70,915,615

Staff worked with the project architects from HDR to design a water feature for the elevator space. (See the attachment for photos of the area and renderings of the proposed water feature.) The funds budgeted in the current year in the Water Fund (meaning it is cash-funded, not a part of the construction loan) includes things such as: laboratory and maintenance equipment, telephone and network installation, furniture and appliances, AV equipment for the training room, and a \$60,000 allowance for a possible water feature.

Because the waterfall is a custom architectural feature, it was necessary to identify a firm specializing in this type of water feature. Staff informally reviewed the online portfolios of a handful of firms and identified Bluworld of Water, LLC, of Orlando, Florida, as the vendor whose style most closely reflects the type of feature envisioned for the new Water Plant. Architects from HDR, the consultant who designed the office space at the new plant, then worked with Bluworld to: refine the concept; prepare plumbing, electrical, and architectural sketches for use by the general contractor; develop a formal scope of work for the construction of the feature; and prepare the cost proposal shown below. Note that Bluwater has one company name for its manufacturing work, and a separate name for the installation of the features. The following table reflects Bluworld's quote for the work.

Complete Water Wall Package	\$ 61,500.00
Shipping	2,450.00
Installation	17,100.00
Total Installed Price	\$ 81,050.00

This proposal exceeds the allowance included in the Water Fund budget. However, savings of approximately \$24,000 from the furniture package can be reallocated to the waterfall feature. This leaves sufficient funds in the authorized budget that can be used for this element of the overall project.

Staff is requesting that Council approve the agreement with Bluworld of Water, LLC as a “single source” procurement, in lieu of attempting to competitively bid the design and construction of the water feature. The one-of-a-kind nature of the feature would make it very difficult to obtain bids that can be objectively compared and still ensure the overall aesthetic that is intended. Council’s attention is brought to one specific term in the purchase agreement that differs from the City’s usual terms. The City generally does not make payment for items until they are delivered into the City’s possession. Because their work is all one-of-a-kind and unpaid items cannot be resold, it is Bluworld’s requirement that half (excluding installation) be paid prior to initiating the work, and the other half be paid prior to shipping. Because Bluworld has been in business for more than 20 years, staff believes there to be a low risk that they would fail to deliver the feature, and is recommending the City accept Bluworld’s standard term.

In addition to Bluworld’s work, there will be work needed by the general contractor. The contractor will be asked to extend water, electricity, and drain lines to the fountain location. The finished appearance of the concrete work on the elevator shaft was disappointing, and there were a number of improper construction techniques utilized that significantly detract from the aesthetics of this highly visible wall. The contractor will be asked to tile three faces of the elevator shaft to compliment the water feature and drywall the fourth face. The contractor’s work will be included in a future change order that will utilize a portion of the \$1,057,392 contingency that remains in the SRF Loan budget. Staff, the City’s consultants, and the contractor are actively engaged in discussions regarding the appropriate dollar credit the contractor will be asked to contribute towards the tile work. The contractor has offered a \$5,000 credit; staff feels that the credit should be closer to \$15,000. The ultimate amount of the final credit that will be mutually agreeable is not known at this time. Any credit from the contractor will be in the form of an offset towards the utility extension and tile work.

ALTERNATIVES:

1. a.) Authorize the use of a “single source” procurement for the water feature.
 - b.) Approve an agreement with Bluworld of Water, LLC of Orlando, Florida to construct and ship a custom water feature at the new Water Treatment Plant in the amount of \$63,950.00

- c.) Approve an agreement with Bluworld Installation Services, LLC of Orlando, Florida to install the custom water feature at the new Water Treatment Plant in the amount of \$17,100.00.
2. Do not authorize the use of a “single source” procurement, and direct staff to solicit competitive bids for a custom water feature. This option would likely mean the water feature would not be complete in time for the planned ribbon-cutting ceremony in late August.
 3. Delay proceeding with the installation of the water feature until such time as the credit to be received from the general contractor has been finalized. It is possible that this could result in the feature being placed on hold for an extended period of time.
 4. Do not proceed with the procurement of a water feature at this time, and direct staff to pursue other options with the general contractor to address the aesthetic problems with the elevator shaft.

MANAGER’S RECOMMENDED ACTION:

The budget for the new Water Treatment Plant includes an allowance for a custom waterfall feature to be installed on the two-story elevator shaft in the main lobby. During construction, problems with the aesthetics of the elevator led staff to investigate completely tiling the concrete shaft in coordination with the water feature. Staff and its consultants have developed a custom one-of-a-kind waterfall feature in partnership with Bluworld of Water, a firm that specializes in large scale commercial water features. Funding is available in the project’s Water Fund contingency to proceed with installation of the feature. Council will be asked at a later date to authorize additional work (out of the SRF Fund contingency) by the general contractor for tiling the elevator shaft and extending water, sewer, and electric utilities to the fountain.

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

Attachments



Architect's rendering of the east face of the elevator shaft where the two-story waterfall feature would be located. The actual tile selections are shown in a following image.



1 Water Feature - @ Lobby
FOxx-xx



2 Water Feature - @ Stair
FOxx-xx

REF SHEET	FIGURE NUMBER	REF DOCUMENT	PERSPECTIVE VIEWS OF ELEVATOR WATER WALL	FOX engineering	HDR	BARR	Date:
	FOxx-xx		AMES WATER TREATMENT PLANT - CONTRACT 2 TREATMENT FACILITIES CITY OF AMES - AMES, IOWA				

Conceptual sketch of proposed waterfall feature



Tile selection for proposed waterfall feature.

The textured tile will form the wetted surface behind the waterfall. The wood-grained tile will cover the outer face of the feature as well as the other two sides of the elevator shaft that will be tiled. The blue glass tile will be used around the inner perimeter of the wetted areas and in the reservoir basin at the bottom of the waterfall. The Corian material that will form the bench around the reservoir basin is the same material used on the counters of the adjacent reception desk. The round polished concrete sample is similar to the finished flooring in front of the waterfall feature.