

COUNCIL ACTION FORM

SUBJECT: CITY HALL PARKING LOT RECONSTRUCTION (SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS)

BACKGROUND:

Staff created a master plan for the area between 5th Street and 6th Street around City Hall and within Parking Lots M, MM, and N. The scope for this specific project includes landscaping/turf replacement in the areas around City Hall and reconstructing Parking Lot M (lot west of City Hall). Work in the remaining areas will be reevaluated as additional funding is identified.

On January 24, 2017 City Council awarded this project to Manatt’s Inc., of Ames, Iowa in the amount of \$948,116.35. Two change orders have been administratively approved by City staff, in accordance to the Purchasing Policies and Procedures. Change Order 1 in the amount of \$7,055 included electrical facility removals and increased sidewalk replacement. Change Order 2 in the amount of \$2,941 made adjustments to aggregate, erosion control matting, and flowable fill concrete quantities. **Change Order 3 in the amount of \$55,513.59 reflects the actual field quantities for the project to-date and adds sloped curb noses to the medians. This brings total construction to \$1,013,625.94.**

Remaining work to be completed in spring 2018 is soil quality restoration and native vegetation/turf establishment around the City Hall grounds.

Revenue and expenses for the project are shown below:

	Available Revenue	Estimated Expenses
City Hall Parking Lot Reconstruction		\$948,116.35
Change Order 1 (administratively approved)		\$7,055.00
Change Order 2 (administratively approved)		\$2,941.00
Change Order 3 (this request)		\$55,513.59
City Hall Parking Lot Reconstruction Funding	\$500,000	
Savings from City Hall Roof Project	\$161,400	
IDALS Water Quality Grant	\$100,000	
Iowa DNR SRF Sponsored Project Funding	\$347,250	
15/16 Storm Water Quality Improvement Program	\$100,000	
16/17 Storm Water Quality Improvement Program	\$100,000	
Engineering/Administration		\$141,000
	\$1,308,650	\$1,154,625.94

ALTERNATIVES:

1. Approve Change Order #3 in the total amount of \$55,513.59 for the City Hall Parking Lot Reconstruction (S. Skunk River Basin Watershed Improvements) Project.
2. Direct staff to pursue modifications to this project.

MANAGER'S RECOMMENDED ACTION:

The third changed order has been reviewed by staff and determine to be warranted. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as stated above.

The remaining work under this contract to be completed in spring 2018 is soil quality restoration and native vegetation/turf establishment around the City Hall grounds.