

**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 5<sup>th</sup> Street and 6<sup>th</sup> Street around City Hall and within Parking Lots M, MM, and N. The scope for this specific project included landscaping/turf replacement in the areas around City Hall and reconstructing Parking Lot M (lot west of City Hall). The landscaping work around Lots MM and N shown on the master plan will continue to 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. 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 adjusted aggregate, erosion control matting, and flowable fill concrete quantities. Change Order 3 in the amount of \$55,513.59 (approved by City Council) reflected the actual field quantities for the project to-date and added sloped curb noses to the medians. Change Order 4, a deduction of \$6,761.63, reflected actual field quantities for safety fencing, soil quality restoration, and vegetative restoration. **Construction has been completed in the amount of \$1,006,864.31.**

Revenue and expenses for the project are shown below:

	Available Revenue	Estimated Expenses
<b>City Hall Parking Lot Reconstruction</b>		<b>\$1,006,864.31</b>
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	\$373,125	
15/16 & 16/17 Storm Water Quality Improvements	\$200,000	
<b>Engineering/Administration</b>		<b>\$201,375.00</b>
	<b>\$1,334,525</b>	<b>\$1,208,239.31</b>

**ALTERNATIVES:**

1. Accept the City Hall Parking Lot Reconstruction project (South Skunk River Basin Watershed Improvements) as completed by Manatt's Inc. of Ames, Iowa, in the amount of \$1,006,864.31.
2. Direct staff to pursue modifications to this project.

**MANAGER'S RECOMMENDED ACTION:**

This project was completed in accordance with the approved plans and specifications and will provide enhanced stormwater quality management for City Hall and the Skunk River watershed and will serve as a model for meeting storm water standards for parking lot reconstruction projects.

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