

COUNCIL ACTION FORM

SUBJECT: BAKER SUBDISVION IMPROVEMENTS PROJECT

BACKGROUND:

On January 23, 2020 City Council approved the professional services contract with Civil Design Advantage LLC (CDA) for preparing public improvement plans for Baker Subdivision consisting of 26 single-family lots and one multi-family lot along Tripp Street between Wilmoth Avenue and State Avenue. The project improvements consist of sanitary sewer, water main, storm sewers, utility services; construction of Latimer Lane, alley/shared use path pavement, stormwater basin improvements, and sidewalk installation.

On August 19, 2020 bids were received as follows:

Contractor	Base Bid (utilities)	Alternate A (paving)	Total Construction Bid
Engineer's Estimate	\$1,022,899.00	\$380,023.00	\$1,402,922.00
Con-Struct Inc.	\$896,148.40	\$421,724.25	\$1,317,872.65
On-Track Construction	\$1,055,153.50	\$371,249.50	\$1,426,403.00
Keller Excavating, Inc.	\$1,085,272.00	\$412,980.10	\$1,498,252.10

	Available Revenue	Estimated Expenses
Community Development Block Grant (CDBG) funds		
-2019-20 roll-over fund balance	\$ 661,992	
-Anticipated income from the sale of properties	\$ 190,000	
-2020-21 funding allocation	\$ 400,881	
G.O. Bonds	\$ 250,000	
Construction (Low Bid: Base + Alt A)		\$1,317,872.65
Contingency		\$ 85,000.00
Engineering/Administration (Est.)		\$ 100,000.00
	<u>\$1,502,873</u>	<u>\$1,502,872.65</u>

The total allocation of the 2020-21 CDBG award is \$602,642, of this amount \$120,528 (20%) is available for administration, leaving approximately \$482,000 for use on the Baker Subdivision. The total FY 20/21 amount has been earmarked for the City;

however, the City will not receive these funds until HUD approves the City's 2020-21 Annual Action Plan.

Due to the delay in completing the Annual Action Plan to incorporate the COVID-19 amendments, the City's plan will not be completed until late September or early October. Therefore, moving ahead with the infrastructure contracts will need to occur in advance of HUD's final approval of the Annual Action Plan. However, once the City's Action Plan is submitted to HUD, the City's allocation will be released to the City. This should occur sometime November 2020.

It should be noted that the distributive geo-thermal system planned for this subdivision is not part of this bid package. It will be bid separately at a later date.

ALTERNATIVES:

1. a. Approve the report of bids for the Baker Subdivision Improvements Project.
 - b. Approve final plans and specifications for this project.
 - c. Award the Baker Subdivision Improvements Project to Con-Struct Inc. of Ames, Iowa in the amount of \$1,317,872.65.
2. Award a contract for the base bid only (utilities) to match the amount of funding currenting on hand.

CITY MANAGER'S RECOMMENDED ACTION:

As part of development of Baker Subdivision, public improvements for utilities and paving are important to move the project forward toward building affordable homes in the Ames community.

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