

COUNCIL ACTION FORM

SUBJECT: CONTRACT COMPLETION FOR THE BROOKSIDE PARK RESTROOM RENOVATION PROJECT

BACKGROUND:

This project included renovating the restroom building at Brookside Park which was damaged by a fire in May of 2018. The renovation included eliminating the male and female restrooms and replaced them with four gender neutral ADA compliant restrooms. The entire roof was demolished and replaced with new trusses and metal roof panels instead of shingles. Infrared occupancy sensors were installed and will turn on lights based on movement and body temperature. This feature will serve multiple purposes as it will not only turn on the lights when needed, the lights will stay on as long as someone is in there and will illuminate the dome on the skylight. Lastly, the new restrooms feature linear trench drains which allows for easy cleaning. The Certificate of Completion is shown in Attachment A.

As part of the project there were six change orders that resulted in a total credit to the project of \$49,555.80, thus reducing the final construction cost to \$245,444.20. City Council approved Change Order #1 at the April 14, 2020 Council meeting. The change orders are listed below:

Change Order Description	Amount
CO#1 - Value Engineering Deduction	(50,000.00)
CO#2 - Sewer line replacement to manhole	3,580.25
CO#3 - Wall preparation and coating	1,001.45
CO#4 - Seeding Credit	(2,500.00)
CO#5 - Mechanical Room Work Deduct	(437.50)
CO#6 - Skylight Deduct in Mechanical Room	(1,200.00)
Change Order Total	(\$49,555.80)

As shown below, the final project cost including design, building assessment and construction was \$270,039.70.

Project Components	Cost
Design	22,527.50
Building Assessment after fire	2,068.00
Renovation	295,000.00
Change Orders	(49,555.80)
Total Project Cost	\$270,039.70

Total funding for the Brookside Park Restroom Renovation Project was \$318,818 which is detailed below:

Funding Source	Amount
Brookside Park Restroom Project (less 2016 design fees)	\$ 69,080
Insurance Payment	24,804
South River Valley Shelter Savings	1,242
Auditorium Sound Shell Savings	15,830
Furman Aquatic Center Painting Projects Savings	3,750
Ames High Tennis Court Repair Savings	25,000
North River Valley Park Restroom Renovation Savings	30,000
ADA Transition Projects Delay	50,000
Brookside Park Path Lighting Savings	10,425
Maintenance Building Electrical Update Savings	6,882
Park Development Fund	81,805
Total	\$318,818

With identified funding of \$318,818 and the total project cost of \$270,039.70, there is \$48,778.30 in unused funds which will be returned to the Park Development Fund.

ALTERNATIVES:

1. City Council can:
 - a. Approve Change Orders 2 – 6 in the amount of \$444.20 to Henkel Construction Company, Ames, Iowa, for the Brookside Park Restroom Renovation Project.
 - b. Accept completion of the contract for the Brookside Park Restroom Renovation Project in the amount of \$245,444.20.
2. Do not accept the completion of the Brookside Park Restroom Renovation Project.

CITY MANAGER’S RECOMMENDED ACTION:

The Parks Master Plan indicates permanent restrooms are an amenity to be in community parks. Since Brookside Park is a community park, it was important to restore the amenity that has been part of Brookside Park for many years. Renovating the structure to include four gender neutral restrooms that meet ADA requirements is a way to provide restrooms that can be used by the wide diversity of park users.

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



AIA[®]

Document G704™ – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> Brookside Park Restroom Renovations City of Ames	CONTRACT INFORMATION: Contract For: General Construction Date: October 22, 2019	CERTIFICATE INFORMATION: Certificate Number: 01 Date: December 10, 2020
OWNER: <i>(name and address)</i> City of Ames 515 Clark Avenue Ames, IA 50010	ARCHITECT: <i>(name and address)</i> ISG Inc 508 E Locust Street Des Moines, IA 50039	CONTRACTOR: <i>(name and address)</i> Henkel Construction Company 2500 Ford Street Ames, IA 50010

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)

ISG Inc ARCHITECT <i>(Firm Name)</i>	 SIGNATURE	ERIK PINGEL PROJECT COORDINATOR PRINTED NAME AND TITLE	September 2, 2020 DATE OF SUBSTANTIAL COMPLETION
---	--	--	---

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED


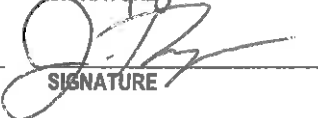
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

Henkel Construction Company CONTRACTOR <i>(Firm Name)</i>	 SIGNATURE	Gary J. Schmit, President PRINTED NAME AND TITLE	December 10, 2020 DATE
City of Ames OWNER <i>(Firm Name)</i>	 SIGNATURE	Parks & Facilities Supt. PRINTED NAME AND TITLE	12/10/20 DATE