

COUNCIL ACTION FORM

SUBJECT: IOWA STATE UNIVERSITY RESEARCH PARK PHASE IV

BACKGROUND:

The ISU Research Park Phase IV Road and Utility Improvements Project consisted of the public improvements associated with this most recent expansion phase of the Research Park. This project included the paving of 1,570 feet of South Riverside Drive (with shared use path), paving of 1,860 feet of Collaboration Place (with on-street bike lanes), extension of sanitary sewer and water main, installation of electric distribution improvements, and installation of street lighting.

On March 10, 2020, City Council awarded the contract to Con-Struct Inc. of Ames, Iowa in the amount of \$2,823,757.81. Change Order No. 1 was administratively approved with an adjustment for incorrect plan quantities of trench granular backfill in an amount of \$24,609.47. Change Orders No. 2 and 3 were administratively approved to reflect grading and sidewalk modifications at the John Deere facility in the amounts of \$14,352.05 and (\$0.90) (math error correction) respectively.

The final balancing Change Order No. 4 is to reflect actual field quantities installed as part of this project, in the contract net reduction amount of (\$123,778.99). **The completed construction contract, inclusive of all change orders, totals \$2,738,939.44.**

<u>Funding Source</u>	<u>Amount</u>	<u>Expenses</u>
Iowa DOT (RISE – up to 70%, utilities not eligible)	\$1,812,091	
Department of Commerce (EDA – up to 50%)	1,743,558	
G.O. Bonds (TIF Abated – electric not eligible)	314,204	
Ames Electric Operating Budget	135,000	
Engineering/Admin		\$ 633,328.49
Construction		2,738,939.44
TOTAL	\$4,004,853	\$3,372,267.93

ALTERNATIVES:

1. a. Approve Change Order No. 4 for the Iowa State University Research Park Phase IV Project, in the amount of (\$123,778.99).
 - b. Accept the Iowa State University Research Park Phase IV Project as completed by Con-Struct Inc., of Ames, Iowa, in the amount of \$2,738,939.44.
2. Direct staff to pursue modifications to the project.

CITY MANAGER'S RECOMMENDED ACTION:

This project has been completed in accordance with plans and specifications. This change order is necessary to reflect actual quantities installed.

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