

ITEM#: 23
DATE: 02-08-22

COUNCIL ACTION FORM

SUBJECT: CYRIDE 2020 INTERIOR IMPROVEMENTS PROJECT COMPLETION

BACKGROUND:

The CyRide 2020 Interior Improvements Project was released for bid on May 27, 2020, with bids due on June 17, 2020. Plans and specifications called for updating aging heating, ventilation, and air conditioning (HVAC) equipment, along with altering interior spaces to correct workspace HVAC deficiencies and creating a workspace for the newly required Chief Safety Officer position. The initial project budget was set at \$129,767. Story Construction Company of Ames, Iowa submitted the low bid of \$102,620 and was awarded the contract.

Construction started in October 2020. Project change orders #1 and #2 occurred during the initial construction phase for a total cost increase of \$1,066. At the January 15, 2021, Transit Board meeting and the January 26, 2021, City Council meeting, CyRide was authorized to expand the scope of the project to include change orders #3, #4, and #5, and amend the project contract to \$136,280. This allowed CyRide to utilize remaining grant dollars to replace worn materials and increase energy efficiency within the facility.

Two additional project change orders occurred after action taken by City Council at its January 26, 2021 meeting. Change order #6 (\$1,645) adjusted the radiant wall heater piping route to be in alignment with industry best practices. Change order #7 (\$1,394) was implemented to bring the project into compliance with the City of Ames building code. The project was substantially complete by December 2021. As of January 13, 2022, the project punch list is complete, required project documentation is on file, and all conditions of the contract have been met by Story Construction Company to the satisfaction of CyRide staff and the A&E firm.

The table below provides additional project budget details.

Description	Amount
Original Contract Base Bid	\$97,975.00
Add Alternative #1 – Blinds in north side offices	\$3,400.00
Add Alternative #3 – Replace remaining corridor lights with LEDs	\$1,245.00
Contract Award Amount	\$102,620.00
Change Order No. 1 – Decorative Film on Secretary Office Window	\$421.00
Change Order No. 2 – Move Two Fire Sprinkler Heads	\$645.00
Change Order No. 3 – Replace Window Blinds in South Offices	\$2,155.00
Change Order No. 4 – Change Remaining Second Floor Office and Stairway Lighting to LED	\$6,809.00
Change Order No. 5 – Replace Remaining Carpet on Second Floor	\$23,630.00

Amended Contract Total	\$136,280.00
Change Order No. 6 – Modify Radiant Heater Piping Location	\$1,645.00
Change Order No. 7 – Add Roof Fall Protection Tie Off Point	\$1,394.00
Total Project Cost with Change Orders	\$139,319.00
Payment Made to Date	\$132,353.05
Unpaid Balance – 5% Retainage	\$6,965.95

All but the remaining \$6,965.95 in retainage has been paid to date. Payment of retainage is the last step needed to complete this project.

The Transit Board approved acceptance of project completion and release of retainage at its meeting on January 26, 2022.

ALTERNATIVES:

1. Accept final project completion and approve the release of retainage in the amount of \$6,965.95 to Story Construction Company of Ames, Iowa for the CyRide 2020 Interior Improvements Project.
2. Reject final project completion and direct staff to proceed according to City Council priorities.

CITY MANAGER’S RECOMMENDED ACTION:

All documentation and punch list items are complete, and all conditions of the project contract have been finished to the satisfaction of CyRide staff and the A&E firm. Closeout of this project is the last step needed to complete this important upgrade to the CyRide facility.

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