

COUNCIL ACTION FORM

SUBJECT: AMES CITY HALL INTERIOR REFRESH

BACKGROUND:

In 1990, City Hall was remodeled from its previous use as a school building. At that time most of the walls were wallpapered or painted, and the majority of the offices, conference rooms, Council Chambers, and hallways were carpeted. Last year, City staff retained SVPA Architects to explore interior improvements in City Hall. This included painting the walls after removal of wallpaper, carpet/flooring replacement, and recommendations for window shades and the partition wall between the Council Chambers and the courtroom.

City staff worked through several iterations of paint colors and carpet samples to develop a plan that was acceptable to refresh City Hall. The selected paint scheme and carpet sample have been piloted in the second-floor hallway of the building near Public Works, Planning, and Inspections.

After the selection of paint and carpet, a cost estimate was prepared for the project. **This cost estimate showed that painting and replacing carpet in the entire City Hall could not be completed with the available funding of \$450,000.** Staff decided to proceed only with a base bid for the painting of the walls throughout the building and to replace the flooring in the Police Patrol area with luxury vinyl tile. Carpet was installed in this portion of the Police Department offices approximately six years ago, but it has not been able to withstand the use.

City staff will be responsible for the removal of wallpaper, which has already been completed in several hallways, conference rooms, and offices. **By moving forward without committing to a building-wide carpet replacement, there is substantial cost savings. The cost savings results from not having to remove and relocate furniture since the furniture can remain within its designated space during the painting phase.**

Although staff does not believe it is likely that carpet replacement can be completed based on the current project budget, carpet replacement will be included as an alternate for the bidding process in order to determine the cost. The specifications for carpet replacement include skimcoating the floor in places where asbestos-based mastic exists from the original building. This skimcoating would encapsulate the asbestos in lieu of removing it, which is an approach approved by the Iowa DNR.

Other alternates that will be included in the bid package will be the partition wall replacement in the Council Chambers and painting of the door frames throughout City Hall.

The projected budget for the project:

| <u>REVENUES:</u> | | <u>EXPENSES:</u> | |
|------------------------|-----------|----------------------------------|-------------------|
| General Fund Carryover | \$450,000 | Architects/Engineering | \$12,800 |
| | | Painting & Police Dept. Flooring | \$175,000 |
| | | Carpeting | TBD–Alternate Bid |
| | | Council Chamber Partition Wall | TBD-Alternate Bid |
| | | Door Frame Painting | TBD-Alternate Bid |

ALTERNATIVES:

1. Approve the plans and specifications for the City Hall Interior Refresh project and establish October 26, 2022, as the bid due date with November 8, 2022, as the date for report of bids.
2. Do not approve this project.

CITY MANAGER’S RECOMMENDED ACTION :

By approving these plans and specifications the City Hall will receive a much-needed paint refreshing, and, hopefully, some carpet/flooring replacement as well.

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