

**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.

Three alternates were included in the bid specifications; 1) carpet throughout City Hall, 2) painting the door frames, and 3) Council Chambers partition wall.

On October, 26 bids were received as follows:

<b>Bidder</b>	<b>Base Bid- Painting &amp; Police Flooring</b>	<b>Alternate #1- Carpet Replacement</b>	<b>Alternate #2 – Painting of Door Frames</b>	<b>Alternate #2 – Replacement of Partition Wall</b>
<b>RH Grabau Construction, Inc Boone, IA</b>	\$268,314.00	\$386,000.00	\$22,986.00	\$42,500.00
Henkel Construction Company Mason City, IA	\$386,000.00	\$276,000.00	\$21,000.00	\$40,000.00

The projected budget for the project:

<b>REVENUES:</b>		<b>EXPENSES:</b>	
General Fund Carryover	\$450,000	Architects/Engineering	\$12,800
		Painting & Police Dept. Flooring	\$268,314
		Carpeting	\$386,000
		Council Chamber Partition Wall	\$42,500
		Door Frame Painting	\$22,986
		<b>TOTAL</b>	<b>\$732,600</b>

As shown in the table above, there is not funding available to complete the painting and carpeting of City Hall. However, there is funding to complete the base bid with the alternates for the Council Chamber partition wall and painting of the door frames. These items with the engineering would amount to \$346,600. The estimate for these items was \$259,000.

**Based on this information, City staff is recommending rejecting the bids. This is due to the estimate being much higher than estimated and staff feels that smaller bids managed by staff will result in overall savings. Also, areas where the wallpaper is in good condition can stay until the overall carpet replacement. Staff will finish painting the areas where work has already started and explore options for the Police flooring. The funding will be carried forward until additional funding to complete all the carpet and painting can be identified.**

**ALTERNATIVES:**

1. Reject the award of bids for this project.

Under this alternative the staff will work to finish painting in areas where work has already started and explore options for the Police flooring. Staff will work internally or with smaller bid packages to complete this work.

2. Award the Ames City Hall Interior Refresh to RH Grabau Construction, Inc. of Boone, Iowa in the amount of \$268,314.

**CITY MANAGER’S RECOMMENDED ACTION :**

The base bid was significantly higher than anticipated. Staff will work on painting the hallways and conference rooms and exploring options for the Police flooring.

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