

ITEM #: 19  
DATE: 11-14-23  
DEPT: Fleet

**COUNCIL ACTION FORM**

**SUBJECT: CITY HALL INTERIOR IMPROVEMENTS**

**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. In 2022, City staff retained SVPA Architects to explore interior improvements in City Hall. This included painting the walls after removing wallpaper, carpet/flooring replacement, and recommendations for window shades and the partition wall between the Council Chambers and the Courtroom.

A bid for this improvement project was issued in October 2022. After the bids came in higher than the budget, the bids were rejected and staff proceeded to split the overall project into smaller projects. Some of these projects were then completed by facilities staff and local contractors, such as the painting of hallways and conference rooms including door frames in these areas.

Staff then worked to prepare this invitation to bid for replacement of the carpets and wall base in the conference rooms and hallways where the painting has been completed. The bid also includes new carpet in the Council Chambers and Courtroom. Carpeting in the Police area would be removed and replaced with vinyl tiles.

On October 19, 2023 bids were received as follows:

Bidders	Total
Phillips' Floors Inc., of Indianola, IA	\$108,082
R.H. Grabau Construction, Inc., of Boone, IA	\$134,709

**Funding is currently programmed in the City Hall Improvements Capital Improvement Project. This project currently has a balance of \$674,833. Remaining funds will be used to complete the carpeting and painting in office areas, a new partition wall in the Council Chambers, and other work related to City Hall maintenance.**

**ALTERNATIVES:**

1. Award the Ames City Hall Interior Improvements to Phillips' Floors Inc., of Indianola, IA in the amount of \$108,082.
2. Award the improvement contract to the other bidder.
3. Reject the bids and do not proceed with the project.

**CITY MANAGER'S RECOMMENDED ACTION:**

This project will complete the work in the hallways and conference rooms as the first phase of updating the interior of City Hall. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.